



**Sean Rogan**  
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION**  
**of the County of Los Angeles**

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Commissioners

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

1-D February 23, 2016

  
PATRICK O'GAWA  
ACTING EXECUTIVE OFFICER

February 23, 2016

The Honorable Board of Commissioners  
Community Development Commission  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**APPROVAL OF FUNDING AND ENVIRONMENTAL DOCUMENTATION FOR  
FOUR HOUSING DEVELOPMENTS IN LA PUENTE, PALMDALE, LOS ANGELES, AND  
LANCASTER  
(DISTRICTS 1, 2, 5) (3 VOTE)**

**SUBJECT**

This letter recommends that your Board approve the allocation of up to \$12,453,200 for four affordable multifamily rental housing developments, and related environmental documents. The allocations recommended in this action are for four of the 10 projects selected as a result of the Notice of Funding Availability (NOFA) for Affordable Multifamily Rental Housing, Round 21 issued by the Community Development Commission (Commission) on September 9, 2015.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Commission has considered the attached Initial Study/Mitigated Negative Declaration (IS/MND) for the Pueblo Bonito project, which was prepared by the City of La Puente as lead agency; find that the mitigation measures identified in the IS/MND for this project are adequate to avoid or reduce potential impacts below significant levels; and find that this project will not cause a significant impact on the environment.
2. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached IS/MND for the Courson Arts Colony West project, which was prepared by the City of Palmdale as lead agency; find that the mitigation measures identified in the IS/MND for this project are adequate to avoid or reduce potential impacts below significant levels; and find that this project will not cause a significant impact on the environment.

3. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached IS/MND for the Antelope Valley Veterans and Families project, which was prepared by the City of Lancaster as lead agency; find that the mitigation measures identified in the IS/MND for this project are adequate to avoid or reduce potential impacts below significant levels; and find that this project will not cause a significant impact on the environment.

4. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached exemption determination for the King 1101 project, which was prepared by the City of Los Angeles as lead agency; and find that this project will not cause a significant impact on the environment.

5. Approve loans to the recommended developers identified in Attachment A, using up to \$12,453,200 in Affordable Housing Trust Funds, including \$9,353,200 in Housing Due Diligence Review funds, \$3,000,000 in HOME Investment Partnerships Program funds and \$100,000 in Homeless Service Center funds (HSCF), for four homeless housing developments identified in Attachment A.

6. Authorize the Executive Director, or his designee, to negotiate, execute, and if necessary, amend, reduce, or terminate the loan agreements with the recommended developers identified in Attachment A, or their Commission-approved designees, and all related documents, including but not limited to documents to subordinate the loans to construction and permanent financing, and any intergovernmental, interagency, or inter-creditor agreements necessary for the implementation of each development, following approval as to form by County Counsel.

7. Authorize the Executive Director, or his designee, to incorporate, as needed, up to \$12,453,200 in Affordable Housing Trust Funds, as noted above, into the Commission's approved Fiscal Year 2015-2016 budget, for the purposes described herein.

8. Authorize the Executive Director, or his designee, to execute all required documents necessary to accept up to \$110,000 in County General Funds, specifically HSCF allocated to the Fifth Supervisorial District into the Commission's approved Fiscal Year 2015-2016 budget. This amount includes the Commission's ten percent (10%) administrative fee.

9. Authorize the Executive Director, or his designee, to negotiate, execute, and if necessary, amend, reduce, or terminate a Grant Agreement with Abbey Road Inc., for the Antelope Valley Veterans and Families project in a total amount of \$100,000 using the HSCF described above, to be effective following receipt of the funds from the Chief Executive Office, approval of the Grant Agreement as to form by County Counsel, and execution by all parties.

10. Authorize the Executive Director to reallocate funds set aside for affordable housing development at the time of project funding, as needed and within each project's approved funding limit, in line with project needs, and within the requirements for each funding source.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

A total of 10 projects were selected for funding awards through NOFA Round 21, issued by the Commission on September 9, 2015. Four of the 10 projects have completed environmental reviews are being recommended for approval at this time.

Approval of these four projects is requested to ensure that they can meet the March 2, 2016 deadline for submitting Low Income Housing Tax Credit applications to the California Tax Credit Allocation Committee.

The remaining six NOFA Round 21 projects will be brought to your Board for approval at a later date when their environmental reviews have been completed.

The recommended actions will allocate a total of up to \$12,453,200 in Affordable Housing Trust Funds, which include Housing Due Diligence Review Funds, HOME Investment Partnerships Program funds, and HSCF as described above, which will finance the development of the housing developments listed in Attachment A. These projects will provide a total of 253 new housing units, of which 77 units will be set aside for homeless veterans, 74 units for homeless households, 54 units for low-income families, 34 units for low-income seniors, 10 units for frequent users of the County's healthcare system, and four as onsite manager's units.

### **FISCAL IMPACT/FINANCING**

The recommended loans to the developers identified in Attachment A will provide a total amount of up to \$12,453,200 in Affordable Housing Trust Funds to finance four new housing developments. Funds for these loans will be incorporated into the Commission's approved Fiscal Year 2015-2016 budget on an as-needed basis and included in future Fiscal Year budgets accordingly. A contingency in the amount of \$500,000 is being set aside for costs related to unforeseen site conditions and construction overruns for the Pueblo Bonito project, and is included in the aggregate funding recommendation.

Final loan amounts will be determined following completion of negotiations with the developers and arrangements with other involved lenders. Each loan will be evidenced by a promissory note and secured by a deed of trust, with the term of affordability enforced by a recorded Covenants, Conditions, and Restrictions document.

On April 4, 2006 as part of the Homeless Prevention Initiative, the Board of Supervisors approved the use of these funds for programs and costs associated with services, operations, and capital projects for individuals and families who are homeless or at-risk of homelessness. Each Supervisorial District is allocated \$1,425,000 annually to fund such programs.

The Fifth Supervisorial District has allocated \$110,000 in HSCF for the current fiscal year to be utilized for the Antelope Valley Veterans and Families project, of which \$100,000 will be granted to Abbey Road Inc., and the remaining \$10,000 will be retained by the Commission to fund administration costs.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On September 9, 2015, a total of \$29,900,000 in Affordable Housing Trust Funds was made available for NOFA Round 21. Of this total, \$24,900,000 consisted of Housing Due Diligence Review Funds, \$4,000,000 in HOME Investment Partnerships Program funds, and \$1,000,000 in Homeless Bonus Funds allocated by the First Supervisorial District. Homeless Prevention Initiative Funds, in an amount of \$900,000, were also offered as a Youth Demonstration Project Supportive Services Grant. The Homeless Bonus Funds and Youth Demonstration Grant funds were not awarded. The Homeless Bonus Funds will be offered through the next NOFA and the Youth Demonstration Grant funds will be offered through a targeted Request for Proposals later this year.

A total of 13 applications were received by the October 21, 2015 deadline. Three of the proposals did not meet threshold criteria and were not scored. Ten of the proposals were scored on design and sustainability, supportive services, and financial feasibility. Technical reviews of the proposals received were performed by consultants. Applicants were notified of the scoring results and given two business days to appeal individual scores for procedural or technical errors. A total of five appeals were received. The Commission's Independent Review Panel (Panel) reviewed the consultants' technical scoring before making funding recommendations to the Commission's Executive Director. The Panel also reviewed and administratively adjudicated the applicant appeals.

Of the 10 applications reviewed, the Panel issued funding recommendations for nine projects. The Pueblo Bonito project did not receive the minimum number of points during scoring to receive a funding recommendation from the Panel, mainly due to the lack of an acceptable supportive services plan. However, because of the dire need for housing for homeless and low-income households, the Executive Director is recommending this project for funding, with the requirement that the applicant revise and resubmit the supportive services plan to the Commission. Only after the supportive services plan is acceptable will funding be released for this project.

Of the 10 projects, four are being recommended for approval at this time to meet the March 2, 2016 deadline for submitting applications to the California Tax Credit Allocation Committee. The Commission will return to your Board with separate actions to recommend awards for an additional six projects using the remainder of the NOFA Round 21 funding.

It should be noted that all of the recommended projects earned points through the NOFA's sustainable building methods and healthy design elements options, which commit projects to incorporating substantial sustainability measures and elements that seek to increase the health and well-being of residents.

The loan agreements and related documents will incorporate affordability restrictions, target assisted populations, and contain provisions requiring the developers to comply with all applicable federal, state, and local laws. The approval of these projects will leverage approximately \$81 million in additional external resources, which is almost six times the amount of HOME and Affordable Housing Trust Funds invested.

The loan agreements and related documents for these projects will reflect the homeless set asides and indicate that the assisted units will be affordable to homeless households earning no more than 30% of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size. The loan agreements will require that the affordable housing units be set aside for a period of 55 years. Subject to various underwriting requirements, the developers may be required by the Commission or other lenders to create a single asset entity to designate ownership of the project. These "Designees" will be Commission-approved single asset entities created by the developers prior to execution of the Loan Agreement and all related loan documents.

This letter also recommends that the Executive Director have the authority to reallocate funds set aside for affordable housing development at the time of project funding to better align project funds with available resources. Any reallocation of funds will be made within each project's approved funding limit, in line with project needs, and within the requirements for each funding source.

**ENVIRONMENTAL DOCUMENTATION**

The proposed projects identified in Attachment A have been reviewed by the Commission pursuant to the requirements of CEQA.

The King 1101 project was determined exempt from the requirements of CEQA by the City of Los Angeles in accordance with State CEQA Guidelines Sections 15268. The Commission's consideration of this determination satisfies the requirements of CEQA.

As a responsible agency, and in accordance with the requirements of CEQA, the Commission reviewed the IS/MNDs prepared by the City of La Puente for the Pueblo Bonito project, the City of Palmdale for the Courson Arts Colony West project, and the City of Lancaster for the Antelope Valley Veterans and Families project and determined that these projects will not have a significant adverse impact on the environment. The Commission's consideration of the IS/MNDs and filing of the Notices of Determination satisfy the State CEQA Guidelines as stated in Article 7, Section 15096.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The requested actions will increase the supply of affordable housing and homeless housing in the County of Los Angeles.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", with a horizontal line extending to the right.

SEAN ROGAN

Executive Director

SR:CC:ml

Enclosures

**ATTACHMENT A**  
**FUNDING RECOMMENDATIONS**

District	Jurisdiction	Development/ Applicant	Type of Housing	Total Project Units	Funding Recommendation			Other Funding Resources	Total Development Cost	
					Affordable Housing Trust Funds	HOME Funds	Homeless Service Center Funds			
1	La Puente	Pueblo Bonito/Project New Hope	Homeless	72	\$2,575,200	\$3,000,000*	\$0	\$21,547,019	\$26,622,219**	
2	Los Angeles	King 1101/Clifford Beers Housing, Inc.	Homeless	26	\$1,600,000	\$0	\$0	\$10,443,667	\$12,043,667	
5	Palmdale	Courson Arts Colony West/Meta Housing Corp.	Homeless	80	\$2,578,000	\$0	\$0	\$29,830,509	\$32,408,509	
5	Lancaster	Antelope Valley Veterans and Families/Abbey Road, Inc.	Homeless	75	\$2,600,000	\$0	\$100,000	\$19,950,038	\$22,650,038	
<b>TOTALS</b>				<b>253</b>	<b>\$9,353,200</b>	<b>\$3,000,000</b>	<b>\$100,000</b>	<b>\$81,771,233</b>	<b>\$93,724,433**</b>	
					<b>\$12,353,200</b>					

\*Comprised of a \$2,500,000 loan and a \$500,000 contingency, which is not included in total development cost.

\*\*Does not include \$500,000 contingency.

**ATTACHMENT B**  
**ENVIRONMENTAL DOCUMENTATION**

# Pueblo Bonito



## City of La Puente

### ENVIRONMENTAL INITIAL STUDY

1. **Project Title:** Specific Plan 04-02
2. **Lead Agency Name and Address:** City of La Puente  
15900 E. Main Street  
La Puente, California, 91744
3. **Contact Person and Phone Number:** Guillermo Arreola, City Planner  
(626) 855-1500
4. **Project Location:** 1040 Unruh Avenue  
La Puente, CA 91744
5. **Project Sponsor Name and Address:** Jose G. Gutierrez  
415 S. Glendora Avenue, #B  
West Covina, CA 91790
6. **General Plan Designation:** High Density Residential
7. **Zoning:** R-4 (Multiple Residential) Zone
8. **Description of the Project:** Specific Plan for a four-story, 74-unit senior citizen apartment complex and demolition of four existing residential dwelling units.
9. **Surrounding Land Uses and Setting:** The subject site is located on Unruh Avenue between Amar Road and Fairgrove Avenue. The property is an approximate 49,000 square foot, irregularly shaped parcel. The site is currently developed with four single-family dwelling units. The surrounding zoning designations are as follows: North – C-2 (General Commercial); South – R-4 (Multi-Family Residential); East – C-2 (General Commercial); West – R-3 and L.A. County (Multiple Family Residential)

#### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below (●) would be potentially affected by this project, involving at least one "Potentially Significant Impact" as indicated by the checklist on the following pages.

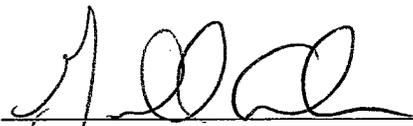
	Aesthetics		Hazards & Hazardous Materials		Public Services
	Agriculture Resources		Hydrology/Water Quality		Recreation
	Air Quality		Land Use/Planning		Transportation/Traffic
	Biological Resources		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Mandatory Findings of Significance
	Geology/Soils		Population/Housing		

<b>Issues and Supporting Information Sources</b>	<b>Potentially Significant Impacts</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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DETERMINATION: (To be completed by the Lead Agency).

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	●
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

  
 \_\_\_\_\_  
 Signature

3-1-07  
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 Date

Guillermo Arreola  
 City of La Puente, City Planner

<b>Issues and Supporting Information Sources</b>	<i>Potentially Significant Impacts</i>	<i>Less than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**1. AESTHETICS.** Would the project:

a) Have a substantial adverse effect on a scenic vista?				●
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				●
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				●

(a-c) The proposed project would alter the existing visual character of the site and its surroundings through various means including the demolition or removal of the existing commercial building and the construction of the 4-story, 74 unit development. However, the proposed project would not significantly degrade the existing visual character of the site or the surrounding neighborhood. The architectural design will be reviewed by the Development Review Board for architectural consistency and compatibility with the surrounding neighborhood. The subject property does not front on a designated scenic roadway, and is not a significant component of any scenic vista; therefore, the project will not have an adverse impact on any scenic vistas.

The subject property is not a component of any scenic resource. The site is presently developed with four, residential dwelling units and is not located near any architecturally or historically significant sites or buildings. The site does not front on any state scenic highways and therefore will not have an adverse impact on any scenic resources.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				●
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The development is not anticipated to create a significant new source of substantial light or glare in that the project would be required to undergo architectural design review by the Development Review Board to ensure compatibility with the surrounding neighborhood.

**2. AGRICULTURE RESOURCES:** Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				●
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				●
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				●

(a-c) The project site is located within a fully urbanized area, presently developed with four residential

<b>Issues and Supporting Information Sources</b>	<i>Potentially Significant Impacts</i>	<i>Less than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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dwelling units and the development will not impact any farmland or a Williamson Act contract.

**3. AIR QUALITY:** Would the project:

a) Violate any air quality standard or contribute to an existing or projected air quality violation?				●
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This project is anticipated to generated just under 300 vehicle trips per day, however those trips will be further reduced, as the applicant is providing shuttle services, and incentives that will promote less vehicles per tenant space, such as 18 low income dwelling units, lower rents for tenants with no vehicles, minimum age of 60 years of age, and as stated above, a shuttle service that will operate a minimum of three days a week. As this project will generate less than 300 vehicle trips per day, an air quality study was not prepared for this project. However, temporary air quality impacts may result from the demolition of the existing structures on site, excavation of soil, and other construction activities on the subject site. Implementation of the mitigation measures listed below will reduce the temporary construction impacts to a less than significant impact.

Dust Control - Limit the simultaneous disturbance area of the project site or use enhanced dust control measures. The menu of enhanced dust control measures includes the following:

- Water all active construction areas at least twice daily.
- Pave or apply water four times daily to all unpaved parking or staging areas.
- Cover or water twice daily any on-site stockpiles of debris, dirt or other dusty material.
- Suspend all operations on any unpaved surface if winds exceed 25 mph.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard
- Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites
- Trucks and heavy equipment shall be prohibited from idling while waiting to load or unload if the expected wait exceeds ten (10) minutes.
- Receipt of materials to the project site shall be encouraged during non-peak traffic hours.
- Sweep streets at the end of day if any visible soil material is carried over to adjacent thoroughfares (use water sweepers which use reclaimed water, if possible).

b) Expose sensitive receptors to pollutants?				●
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The Specific Plan will allow for the development of 74 senior citizen units is not anticipated to introduce uses that expose people to certain pollutants that may cause adverse reaction to sensitive receptors. However, mitigation measures will be implemented during the construction phase to minimize pollutants in the air, a shown in section (a) above.

c) Alter air movement, moisture, or temperature, or cause any change in climate?			●	
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Due to the relatively small nature of the project it, the project will not have the capacity to alter air movement, moisture, or temperature, or cause any change in climate.

<b>Issues and Supporting Information Sources</b>	<i>Potentially Significant Impacts</i>	<i>Less than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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d) Create objectionable odors?			●	
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The proposed 74-unit senior citizen housing development will not introduce uses that generate objectionable odors. However, mitigation measures will be implemented during the construction phase to minimize odors that may be generated.

**MITIGATION MEASURES**

MM3A & 3B) Dust Control - Limit the simultaneous disturbance area of the project site or use enhanced dust control measures. The menu of enhanced dust control measures includes the following:

- Water all active construction areas at least twice daily.
- Pave or apply water four times daily to all unpaved parking or staging areas.
- Cover or water twice daily any on-site stockpiles of debris, dirt or other dusty material.
- Suspend all operations on any unpaved surface if winds exceed 25 mph.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard
- Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites
- Sweep streets at the end of day if any visible soil material is carried over to adjacent thoroughfares (use water sweepers which use reclaimed water, if possible).

MM3C) Trucks and heavy equipment shall be prohibited from idling while waiting to load or unload if the expected wait exceeds ten (10) minutes.

MM3C) Receipt of materials to the project site shall be encouraged during non-peak traffic hours.

**4. BIOLOGICAL RESOURCES.** Would the project:

a) Adversely impact, either directly or through habitat modifications, any endangered, rare, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				●
b) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				●
c) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of				●

<b>Issues and Supporting Information Sources</b>	<i>Potentially Significant Impacts</i>	<i>Less than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Fish and Game or U. S. Fish and Wildlife Service?				
d) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				●
e) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				●
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				●
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				●

(a-g) The project site is currently graded and developed four residential dwelling units and does not contain endangered, rare, or threatened species, nor does the project site or immediate surrounding area contain species identified as a candidate sensitive or special status species. Riparian habitats are not found within the project site or in the immediate surroundings. Additionally, no other sensitive natural community has been identified for the project site in local or regional plans. No federally protected wetlands, body of water, wildlife trails, or migratory corridors occur on site. No wildlife nursery sites are on the property or located near the project site. The project does not conflict with any policies or ordinances protecting biological resources and is not included in any Habitat Conservation Plan and Natural Conservation Community Plan.

**5. CULTURAL RESOURCES.** Would the project:

a) Cause a substantial adverse change in the significance of an historical resource which is either listed or eligible for listing on the National Register of Historic Places, the California Register of Historic Resources, or a local register of historic resources?				●
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The project site contains no on-site historic resources.

b) Cause a substantial adverse change in the significance of unique archaeological resources?				●
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The project site is not located within an area of archaeological sensitivity. The site is presently developed with four residential dwelling units, and no archaeological resources have been found on the site.

c) Directly or indirectly destroy a unique paleontological resource				●
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<b>Issues and Supporting Information Sources</b>	<i>Potentially Significant Impacts</i>	<i>Less than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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or site or unique geologic feature?				
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The project site contains no on-site historic resources. The site was previously graded, and thus, will not cause and adverse change in the significance of unique archaeological resources.

d) Disturb any human remains, including those interred outside of formal cemeteries?				●
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The site has been previously cleared and no human remains or interred remains occur on site. No human settlements are known to be located in the project area.

**6. GEOLOGY AND SOILS.** Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				●
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The project will not expose people to fault ruptures since no fault zones have been identified or recorded within the project area.

ii) Strong seismic ground shaking?			●	
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As indicated above, there are no known faults crossing the project site nor is the site located within a seismic hazard zone. However, the project site would be exposed to all local and regional seismic events. The building proposed for the site will be constructed in compliance with the requirements of the City of La Puente Building Code to ensure structural stability and to adequately reduce potential seismic impacts to an acceptable level.

iii) Seismic-related ground failure, including liquefaction?			●	
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The project is located in an area that is potentially subject to soil liquefaction and subsidence during seismic shaking. Construction design and engineering requirements will be implemented to address seismic ground shaking. Mitigation measures have been included in the project plan-checking phase that require the applicant submit a soils study, and provide grading, drainage, and building plans for review and approval by the City's Engineering and Building Departments.

iv) Landslides?				●
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The site and the surrounding areas can be characterized as fully urbanized and void of any perceptible grade and/or landforms that would be subject to slope failure.

b) Result in substantial soil erosion or the loss of topsoil?				●
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<b>Issues and Supporting Information Sources</b>	<b>Potentially Significant Impacts</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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c) Be located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			●	
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(b,c) Development of the site will require significant grading and excavation, and thus result in the loss of topsoil. However, the property is relatively flat, and is presently developed with four residential dwelling units. Due to the multi-story nature of the project and the potential for liquefaction and expansive soils inherent in the area, the soil must be prepared for construction based on approved engineering plans that address these issues.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?			●	
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Expansive soils which are prevalent in the area may be present on the property. Any type of construction permitted on the subject site, will requires a soils study to determine the soil type, and require any corrective measures to address this issue. The applicant will be required to implement mitigation measures which will reduce the impact of expansive soils to less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			●	
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The proposed 74-unit senior citizen housing project will be served by the existing sewer system, as determined by the County Sanitation District. Sewer systems will be used to accommodate the disposal of wastewater from the project site.

**MITIGATION MEASURE:**

MM6A&E) Provide necessary information and analysis of the potential impacts involving seismic ground failure and impacts involving expansive soils at the subject site. A soils study must be submitted for review and approval to Engineering Division prior to issuance of a building or grading permit. Construction plans indicating compliance with any mitigation measures recommended by the soils study and applicable building standards which may include but are limited to thicker building foundations and/or slabs must be submitted for review and approval to the Building and Safety Division and such mitigation measures shall be implemented prior to each associated inspection phase of construction.

**7. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				●
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions				●
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<b>Issues and Supporting Information Sources</b>	<b>Potentially Significant Impacts</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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involving the release of hazardous materials into the environment?				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				●
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		●		

(a-d) Development of subject site with a four-story, Senior Citizen building will not create any new health hazards, expose persons to existing potential health hazards, or increase potential fire hazards other than those hazards normally associated with construction activity, and the project shall be designed and constructed in compliance with and fire and building code regulations. The site is not on the list of hazardous materials sites and would not be contaminated with hazardous materials resulting from a former land use.

However, because development of the site will require the demolition of the existing housing on the site, the homes may contain asbestos building materials and/or lead-based paint. In conformation with State and Local laws, a visual inspection/pre-demolition survey, and possible sampling, will be conducted by a qualified professional prior to the demolition of the structures to determine the presence of asbestos-containing materials and/or lead-based paint. Implementation of the mitigation measures listed below will reduce the temporary construction impacts to a less than significant impact:

- Prior to the issuance of a demolition permit, a visual inspection/pre-demolition survey, and possible sampling, will be conducted by a qualified professional, in conformance with State and Local laws, prior to demolition to determine the presence of asbestos-containing materials and/or lead-based paint.
- All potentially asbestos-containing materials shall be removed in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines prior to building demolition. All demolition activities shall be undertaken in accordance with Cal/OSHA standards, to protect workers from asbestos exposure.
- During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, California Code of Regulations 1532.1, including employees training, employee air monitoring and dust control.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				●
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The project is not within or near an airport land use plan area.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working				●
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<b>Issues and Supporting Information Sources</b>	<b>Potentially Significant Impacts</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
in the project area?				
The project site is not within the vicinity of a private airstrip.				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				●
Construction will be confined to the property itself and the parkway immediately adjacent to the property; therefore emergency services and response plans will be unaffected. The project, once completed, will not interfere with any emergency response plan and will be required to have an emergency evacuation plan for its tenants by the Los Angeles County Fire Department.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				●
The project site is not identified as an area for wildland fire hazards.				
<b>8. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?			●	
Proper design and construction of the project will result in no significant impacts on water quality or waste discharge. The proposed project will not interfere with or necessitate the extraction of groundwater from the existing groundwater basin. On-site drainage will be directed into this storm drain system and is not expected to result in significant adverse impacts to water quality. Further, the applicant will be required to implement a Storm Water Pollution Prevention Plan (SWPPP) and implement all applicable Best Management Practices (BMPs) to ensure that potential adverse effects on water quality are minimized.				
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			●	
The proposed development will not have direct additions, withdrawals, or interceptions of existing aquifers by cuts or excavations. Therefore, no significant impacts are anticipated.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			●	

<b>Issues and Supporting Information Sources</b>	<b>Potentially Significant Impacts</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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Proposed improvements to the site will alter current drainage patterns, however there are no streams or rivers in the project vicinity and the changes to the drainage patterns are not expected to cause erosion or siltation. Prior to the issuance of building permits, the applicant will be required to submit a grading and drainage plan for the review and approval of the Public Works Department.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				●
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Proposed improvements to the site will alter current drainage patterns, however there are no streams or rivers in the project vicinity, and the changes to the drainage patterns are not expected to result in flooding. The project site is not located in an area that is highly susceptible to flooding. According to the maps prepared by the Federal Emergency Management Agency (FEMA) the subject property is located in a Flood Zone "C", which refers to an area with minimal flood potential. Prior to the issuance of building permits, the applicant will be required to submit a grading and drainage plan for the review and approval of the Public Works Department.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?			●	
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The applicant will be required to obtain a permit from the County of Los Angeles to allow storm water drainage into the county storm sewer system. Impervious areas on the site would be comprised of new buildings and pavement, which will increase site run-off. However, the site drainage plan is required to be reviewed for adequacy and approved by the Public Works department prior to release of building permits. Therefore, staff does not anticipate the site will generate excessive runoff.

f) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				●
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Based on the FEMA flood insurance maps for the City of La Puente, the project site is not located within a 100-year floodplain and would therefore have no impact on 100-year flows. The project would not expose people to flood hazards associated with the 100-year flood.

g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				●
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The project site is not located within a 100-year floodplain.

h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				●
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<b>Issues and Supporting Information Sources</b>	<i>Potentially Significant Impacts</i>	<i>Less than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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No levee or dam is located within the project site.

i) Inundation by seiche, tsunami, or mudflow?				●
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The project site is too distant from an ocean or lake for tsunami or seiches to affect the property.

**MITIGATION MEASURES:**

MM8A) Prior to issuance of a grading permit, the applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP), specifically identifying Best Management Practices (BMPs) that will be used on-site to control predictable pollutant runoff.

MM8B) Prior to issuance of building permits, the applicant shall submit a grading and drainage plan for the review and approval of the City Engineer.

**9. LAND USE AND PLANNING.** Would the project:

a) Physically divide an established community?				●
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The project involves in-fill housing and will not divide an established community as the project site borders commercially zoned properties to the north and west, and residentially zoned properties to the east and south. The proposed project will be subject to architectural review by the City and such review will include conformance with City's Zoning Code and the Design Guidelines outlined in the General Plan.

b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				●
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The project is located in the R-4 zone, with a General Plan designation of High Density Residential. Senior Citizen housing developments are permitted in all residential zones, subject to the approval of a Specific Plan. The project was previously approved in 1992, however, the applicant never began construction, and thus, the approval expired. The proposed project will be developed pursuant to Chapter 10.58 (Senior Citizen Housing) of the La Puente Municipal Code.

c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan?				●
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The project site is located within a fully urbanized area, and is not included in any habitat conservation plan or natural communities' conservation plan.

**10. MINERAL RESOURCES.** Would the project:

a) Result in the loss of availability of a known mineral resource classified MRZ-2 by the State Geologist that would be of value to the region and the residents of the state?				●
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<b>Issues and Supporting Information Sources</b>	<b>Potentially Significant Impacts</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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No significant aggregate resources have been identified on site or near the project area by the Department of Mines and Geology.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				●
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The project site is not identified in any local plans as a mineral resource recovery area.

**11. NOISE.** Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		●		
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The proposed development will not expose persons to permanent excessive noise, as the proposed residential development will be similar to the surrounding residential uses. Noise associated with construction activities will result in an increase in short-term ambient noise levels and, on occasion, severe noise levels. However existing City Codes prohibit exterior construction activities between the hours of 8:00 p.m. and 7:00 a.m. Monday through Friday and on weekends and holidays.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		●		
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The operation of construction equipment may result in occasional groundborne vibrations and noise, however, such vibrations and noise would not be of an intensity to cause damage to property, such as broken windows or the dislodging of items situated on or above the ground. Such vibrations would also be brief in nature, and cease completely upon completion of the project. Additionally, existing City Codes prohibit exterior construction activities between the hours of 8:00 p.m. and 7:00 a.m. Monday through Friday and on weekends and holidays.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				●
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As discussed in (a) above, any increase in ambient noise level would be minimal, and would constitute of the same types of noises commonly heard in residential communities, such as vehicle engine noise, voice conversation, opening and shutting of doors, etc.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				●
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As discussed in (a) above, any increase in ambient noise level would be minimal, and would constitute of the same types of noises commonly heard in residential and commercial communities, such as vehicle engine noise, voice conversation, opening and shutting of doors, etc. It is anticipated that the project will permanently add to the ambient noise level through the increase in pedestrian and vehicular traffic, however, due to the residential nature of the project, the increase in ambient noise level would not be considered

<b>Issues and Supporting Information Sources</b>	<b>Potentially Significant Impacts</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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significant.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				●
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The project is not located within two miles of an airport, or within an airport land use plan.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				●
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The project is not located in the vicinity of a private airstrip.

**MITIGATION MEASURES:**  
 MM11A) Grading and construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday; no activity is permitted on Sunday or federal holidays.  
 MM11B) The applicant shall have all construction vehicles equipped with properly operating and maintained mufflers.

**12. POPULATION AND HOUSING.** Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			●	
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The proposed use is anticipated to create housing for the senior citizen population, but is not anticipated to be significant. Senior citizen housing is usually limited to one to two persons per unit, and thus is a very low population inducing development. Due to much of the baby boomer population entering senior status, the need for additional housing specifically targeted towards the senior population is in great demand. The proposed use will not require the extension of any roads in order to accommodate the anticipated population growth associated with the proposed development.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			●	
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Development of the site will require the demolition of four existing single-family dwelling units, but will be replaced by 74 units dedicated to senior citizen housing, therefore there will not be a net loss of housing provided in the City of La Puente. As stated above in section a), there will be a greater demand on senior citizen housing as baby boomers enter senior citizen status.

c) Displace substantial numbers of people, necessitating the				●
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<b>Issues and Supporting Information Sources</b>	<i>Potentially Significant Impacts</i>	<i>Less than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No. Impact</i>
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construction of replacement housing elsewhere?				
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The project site is presently developed with four single-family dwelling units, and thus, the development of the site will not displace a substantial number of people necessitating the construction of replacement housing elsewhere.

**13. PUBLIC SERVICES.** Would the project result in substantially adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?			●	
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The Los Angeles County Fire Department (LAFCD) provides fire protection service to the City and the subject property. Development of the subject property will be permitted under the Specific Plan, and development of the subject site will create a demand for fire protection services. However, additional facilities and manpower will not be required to meet the demands resulting from this project. The site will be required to be designed and developed in accordance with all requirements established by the Uniform Fire Code and other applicable regulatory procedures related to fire safety. The plans will be subject to Los Angeles County Fire Plan Check. The project is not anticipated to negatively affect the Los Angeles County Fire Department's level of service.

b) Police protection?			●	
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The Los Angeles County Sheriff's Department provides police protection and law enforcement services in the City, including the subject project area. The Industry Sheriff's Department has indicated that they do not have any concerns regarding the project and have indicated that the project will not negatively affect the Sheriff Department's level of service. No additional police personnel or equipment are necessary to serve the proposed project.

c) Schools?				●
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The proposed 74-unit senior citizen housing project is not anticipated to create a demand on the school district, as the project is specifically developed for senior citizen housing. Therefore, the project will have no impact on school facilities.

d) Parks?				●
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La Puente Park is located approximately ¾-mile from the subject site. The project would increase the number of residents on the site and therefore add to the residential population using nearby recreational facilities. However, the project is not expected to increase the use of existing parks such that substantial deterioration would occur or be accelerated.

e) Other public facilities?				●
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The project does not create a demand for other public facilities.

<b>Issues and Supporting Information Sources</b>	<i>Potentially Significant Impacts</i>	<i>Less than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**14. RECREATION.** Would the project:

a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				●
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The City of La Puente is served by La Puente Park, which provides facilities for active and passive recreation. The City sponsors recreational, educational, and cultural programs geared toward all ages, including youth and adult sports leagues, recreation classes, and special events. Providing additional park and recreation sites presents a significant challenge, as no large sites in the community are available or suitable for an additional community park. Moreover, La Puente's built-out neighborhoods have limited vacant land available for parks.

The proposed development of the site with a four story, 74-unit, 73,621 square feet senior citizen housing development will increase the use of all services, including the use of La Puente Park, however, the increase in use is not anticipated to significantly increase the use of parks or recreational facilities nor does the project include recreational facilities or require their construction or expansion.

The project includes 11,912 square feet of landscape area, which includes a central courtyard area, and a perimeter walkway. Each floor includes a 219 square foot entertainment room (876 square feet total), a 725 square foot main lounge, and 450 square foot patio, will minimize the use of La Puente Park.

b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				●
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The project includes 11,912 square feet of landscape area, which includes a large central courtyard area, and a perimeter walkway. Each floor includes a 219 square foot entertainment room (876 square feet total), a 725 square foot main lounge, and 450 square foot patio, will minimize the use of La Puente Park.

**15. TRANSPORTATION/TRAFFIC.** Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			●	
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<b>Issues and Supporting Information Sources</b>	<b>Potentially Significant Impacts</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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The project is expected to generate additional traffic. According to the Institute of Transportation Engineers (ITE) Manual, the residential portion of the project will generate approximately 296 average weekday vehicle trip ends, or 4 trip ends per unit. A "trip end" is defined as the total of all trips entering and leaving a designated land-use or building type over a given period of time.

Unruh Avenue is generally a free flowing street with very few delays. However, the closest main intersection, Hacienda Boulevard and Amar Road, operates at a Level of Service (LOS) F during peak am and pm time periods. The General Plan already identifies eight roadway segments within the City that operate at a LOS E or F. The General Plan already identifies a number of methods to reduce the traffic associated with these intersections, and they include, street widening, restriping, and signal synchronization. Any roadway segment that operates at an LOS F requires mitigation within the horizon-year 2025 timeframe of the General Plan. Once these improvements are made, it is anticipated that this portion of Hacienda Boulevard would operate at an acceptable level.

Furthermore, the applicant will be providing trip reducing measures which include:

- Van service three days a week, which will provide carpooling services for medical and dental appointments as well as grocery trips and other miscellaneous trips.
- Rent incentives for tenants without vehicles. The applicant is providing lower rents for tenants without vehicles.
- The applicant is providing 18 low income dwelling units, which typically require less parking than a one to one ratio, and thus a decrease in vehicle trips
- The applicant has established a minimum age requirement for all tenants at 60 years of age, since there is a reduction of vehicle ownership in a person's later years.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

●

The intersection of Azusa Avenue at Main Street is classified as a CMP arterial monitoring station, and is located approximately four miles from the project site. It is not anticipated that the proposed project will negatively impact this particular intersection.

c) Result in a change in area traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

●

As discussed in (a) above, the project would result in approximately 296 average weekday trips, or 4 trip ends per unit, or 25 vehicle trips per hour, though this number will be substantially reduce with the applicant providing incentives to tenants with no vehicles, increase in the minimum age permitted, lower rents for person without vehicles, and a shuttle van that will provide carpool services for the tenants for medical, dental, and general trips.. As proposed, the project will not result in a significant change in area traffic patterns, including substantially increasing traffic levels or substantially increase safety risks.

d) Substantially increase hazards to a design feature (e.g., sharp

●

<b>Issues and Supporting Information Sources</b>	<b>Potentially Significant Impacts</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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curves or dangerous intersections) or incompatible uses (e. g. farm equipment)?				
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Due to the relatively low volume of traffic associated with the project, no roadway blockage or increased road hazard near a street intersection is anticipated to occur. Additionally, the site is designed with adequate driveway width and depth to allow vehicles to maneuver easily into and out of the site from both public streets and within the project itself.

e) Result in inadequate emergency access?				●
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The on-site vehicle access driveway would allow unobstructed access for emergency vehicles to all exterior walls of the project. The Los Angeles County Fire Department has preliminarily reviewed the proposed plans, and did not find any issues regarding emergency access onto the site.

f) Result in inadequate parking capacity?			●	
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The project as proposed includes 52 parking spaces, below the recommended ratio of one parking space per unit. However, the applicant has provided different services and incentives that staff feels will reduce the impact that can be associated with an underparked project. The applicant has provided the following:

- Provide a shuttle van three days a week which can be used for medical appointments or grocery trips;
- Provide 18 low income dwelling units, which typically require less parking
- Provide a lower rent incentive for persons without vehicles
- Increase the minimum age of the tenants to 60 years.

g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				●
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No elements supporting alternative transportation have been included in the project.

**16. UTILITIES AND SERVICE SYSTEMS.** Would the project:

a) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			●	
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<b>Issues and Supporting Information Sources</b>	<b>Potentially Significant Impacts</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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The County Sanitation District has determined that the proposed development of the project site with 74 senior citizen units will not result in the construction of new water or wastewater treatment facilities. Wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant located in the City of Industry. Expected average wastewater flow from the project site is expected to be approximately 11,544 gallons per day, and this amount is not sufficient to require the construction of new water or wastewater treatment facilities. However, the recently adopted Sewer Master Plan indicates a need to upgrade and/or replace sewer lines at various locations in the City. In response to this need, the City adopted a sewer connection fee to be charged to all users and is developing a development impact fee. Payment of an impact fee will be required prior to recordation of the Final Map and issuance of building permits.

b) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			●	
c) Are sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			●	

Water service for this project is provided by Suburban Water Systems. Suburban Water has determined that there are sufficient water supplies available to serve the proposed project, however, all service connections to the property must be upgraded in order to accommodate the 74-unit development, however, these items are addressed during the plan check process, and will not require expanded entitlements.

d) Has the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				●
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(b and d) As stated in section (a), the project will not exceed the wastewater treatment requirements of the Regional Water Quality Board. Due to the relatively small scale of the proposed development, the project will not require new storm water drainage facilities or expansion of existing facilities. Sewer service and facilities are provided by the Los Angeles County Sanitation District. According to the County Sanitation District, the San Jose Reclamation Plant located in the City of Industry, has a design capacity of 100 mgd and currently processes an average flow of 88.5 mgd. The project, as mentioned above, is expected to create approximately 11,544 gallons per day. According to the County Sanitation District, the proposed project will not require the construction of new storm water drainage facilities or expansion of existing facilities. It is not anticipated that the proposed development will result in any adverse impacts on the existing systems.

e) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			●	
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The City's franchised waste collection service provider, Valley Vista, will provide solid waste/refuse collection service to the proposed project. The proposed use is not anticipated to generate a significant amount of solid waste. Although, the project will add incrementally to the refuse generated throughout the City's waste shed,

<b>Issues and Supporting Information Sources</b>	<i>Potentially Significant Impacts</i>	<i>Less than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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it is not considered significant.

**17. MANDATORY FINDINGS OF SIGNIFICANCE.**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

			●
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The project site is located in a fully-urbanized setting that has been previously graded and developed. It is presently developed with a City parking lot and a small movie theater. Therefore, no impacts to plant or animal life will result, nor will the project impact important examples of California history or prehistory.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?

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As indicated above, the proposed project is consistent with the long-range goals reflected in the adopted General Plan and the need for additional housing options in the City. No long-term environmental goals established by the City will be compromised. The mitigation measures identified in the preceding sections will ensure that potential impacts are reduced and/or minimized to a level of insignificance.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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As previously indicated, project implementation could result in potential impacts associated with exterior lighting and noise. However, mitigation measures have been identified and will be incorporated into the project approval to ensure that potentially significant project related impacts are reduced to an acceptable level. Although the project will not cause significant impacts in these areas, mitigation measures are also included to reduce adverse affects on air quality, soils, and hydrology.



# City of La Puente

## Initial Study

### Executive Summary

1. **Project Title:** Specific Plan 04-02
2. **Lead Agency Name and Address:** City of La Puente  
15900 E. Main Street  
La Puente, California, 91744
3. **Contact Person and Phone Number:** Guillermo Arreola, City Planner  
(626) 855-1500
4. **Project Location:** 1040 Unruh Avenue  
La Puente, CA 91744
5. **Project Sponsor Name and Address:** Jose G. Gutierrez  
415 S. Glendora Avenue, #B  
West Covina, CA 91790
6. **General Plan Designation:** High Density Residential
7. **Zoning:** R-4 (Multiple Residential) Zone
8. **Description of the Project:** Specific Plan for a four-story, 73,621 total square foot, 74-unit senior citizen apartment complex and demolition of four existing residential dwelling units.
9. **Surrounding Land Uses and Setting:** The subject site is located on Unruh Avenue between Amar Road and Fairgrove Avenue. The property is an approximate 49,000 square foot, irregularly shaped parcel. The site is currently developed with four single-family dwelling units. The surrounding zoning designations are as follows: North – C-2 (General Commercial); South – R-4 (Multiple Residential); East – C-2 (General Commercial); West – R-3 and L.A. County (Multiple Family Residential)

#### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

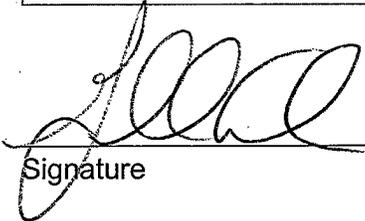
The environmental factors checked below (●) would be potentially affected by this project, involving at least one "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Hazards & Hazardous Materials		Public Services
	Agriculture Resources		Hydrology/Water Quality		Recreation
	Air Quality		Land Use/Planning		Transportation/Traffic
	Biological Resources		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Mandatory Findings of Significance
	Geology/Soils		Population/Housing		

DETERMINATION: (To be completed by the Lead Agency).

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	●
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

  
 \_\_\_\_\_  
 Signature

3-1-07  
 2007  
 \_\_\_\_\_  
 Date

Guillermo Arreola  
 City of La Puente, City Planner

## MITIGATION MONITORING PROGRAM

**Specific Plan 04-02 Senior Citizen Housing Development**  
**Pueblo Bonito**  
**1040 Unruh Avenue**  
**La Puente, CA 91744**

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification	Responsible Party
<b>Air Quality</b>				
MM3A&B	<p>Dust Control - Limit the simultaneous disturbance area of the project site or use enhanced dust control measures. The menu of enhanced dust control measures includes the following:</p> <ul style="list-style-type: none"> <li>• Water all active construction areas at least twice daily.</li> <li>• Pave or apply water four times daily to all unpaved parking or staging areas.</li> <li>• Cover or water twice daily any on-site stockpiles of debris, dirt or other dusty material.</li> <li>• Suspend all operations on any unpaved surface if winds exceed 25 mph.</li> <li>• Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard</li> <li>• Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites</li> <li>• Sweep streets at the end of day if any visible soil material is carried over to adjacent thoroughfares (use water sweepers which use reclaimed water, if possible).</li> </ul>	On-site Inspection	Periodically during construction	Planning Division
MM3C	Trucks and heavy equipment shall be prohibited from idling while waiting to load or unload if the expected wait exceeds ten (10) minutes.	On-site Inspection	Periodically during construction	Planning Division
MM3C	Receipt of materials to the project site shall be encouraged during non-peak traffic hours.	On-site Inspection	Periodically during construction	Planning Division

**Geology and Soils**

MM6A&E	Provide necessary information and analysis of the potential impacts involving seismic ground failure and impacts involving expansive soils at the subject site. A soils study must be submitted for review and approval to Engineering Division prior to issuance of a building or grading permit. Construction plans indicating compliance with any mitigation measures recommended by the soils study and applicable building standards which may include but are limited to thicker building foundations and/or slabs must be submitted for review and approval to the Building and Safety Division and such mitigation measures shall be implemented prior to each associated inspection phase of construction.	Required, prior to issuance of Building Permits	Required, prior to issuance of Building Permits	Building Division
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**Hazards and Hazardous Materials**

MMA-D	Prior to the issuance of a demolition permit, a visual inspection/pre-demolition survey, and possible sampling, will be conducted by a qualified professional, in conformance with State and Local laws, prior to demolition to determine the presence of asbestos-containing materials and/or lead-based paint.	Required, prior to issuance of Building Permits	Prior to issuance of Building Permits	Building Division
	All potentially asbestos-containing materials shall be removed in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines prior to building demolition. All demolition activities shall be undertaken in accordance with Cal/OSHA standards, to protect workers from asbestos exposure.	Required, prior to issuance of Building Permits	Prior to issuance of Building Permits and periodically during demolition	Building Division
	During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, California Code of Regulations 1532.1, including employees training, employee air monitoring and dust control.	Required, prior to issuance of Building Permits	Prior to issuance of Building Permits and periodically during demolition	Building Division
MM7G	The applicant shall submit an emergency evacuation plan to the Los Angeles County Fire Department for review and approval.	Required, prior to issuance of Building Permits	Required, prior to issuance of Building Permits	Los Angeles County Fire Department

**Hydrology and Water**

MM8A	Prior to issuance of a grading permit, the applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP), specifically identifying Best Management Practices (BMPs) that will be used on-site to control predictable pollutant runoff.	Required, prior to issuance of a grading permit.	Required, prior to issuance of a grading permit.	Engineering Division
MM8C&D	The applicant shall submit a grading and drainage plan for the review and approval of the City Engineer.	Required, prior to issuance of a grading permit.	Required, prior to issuance of a grading permit.	Engineering Division
<b>Noise</b>				
MM11A&B	Grading and construction shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Friday; no activity is permitted on Saturday, Sunday or federal holidays. All operations shall comply with the City's Noise Ordinance, including the location and design of mechanical equipment.	On-site inspection	Periodically during construction	Planning Division

## MITIGATION MONITORING PROGRAM

**Specific Plan 04-02 Senior Citizen Housing Development  
Pueblo Bonito  
1040 Unruh Avenue  
La Puente, CA 91744**

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification	Responsible Party
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**Geology and Soils**

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**Hydrology and Water**

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<b>Noise</b>				
MM11A&B	Grading and construction shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Friday; no activity is permitted on Saturday, Sunday or federal holidays. All operations shall comply with the City's Noise Ordinance, including the location and design of mechanical equipment.	On-site inspection	Periodically during construction	Planning Division

# Courson Arts Colony West



# PALMDALE

*a place to call home*

## INITIAL STUDY

**LEAD AGENCY:** City of Palmdale Planning Division  
38250 Sierra Highway  
Palmdale, CA 93550

**CONTACT PERSON:** Carlos Contreras, Assistant Planner II  
(661) 267-5200

**PROJECT NO:** Site Plan Review (SPR) 14-011 and Density Bonus Agreement (DBA) 14-01; Site Plan Review (SPR) 15-003 and Density Bonus Agreement (DBA) 15-01

**NAME AND ADDRESS OF APPLICANT:** Mr. Tim Soule  
Meta Housing Corporation  
1640 Sepulveda Blvd., Suite 425  
Los Angeles, CA 90025

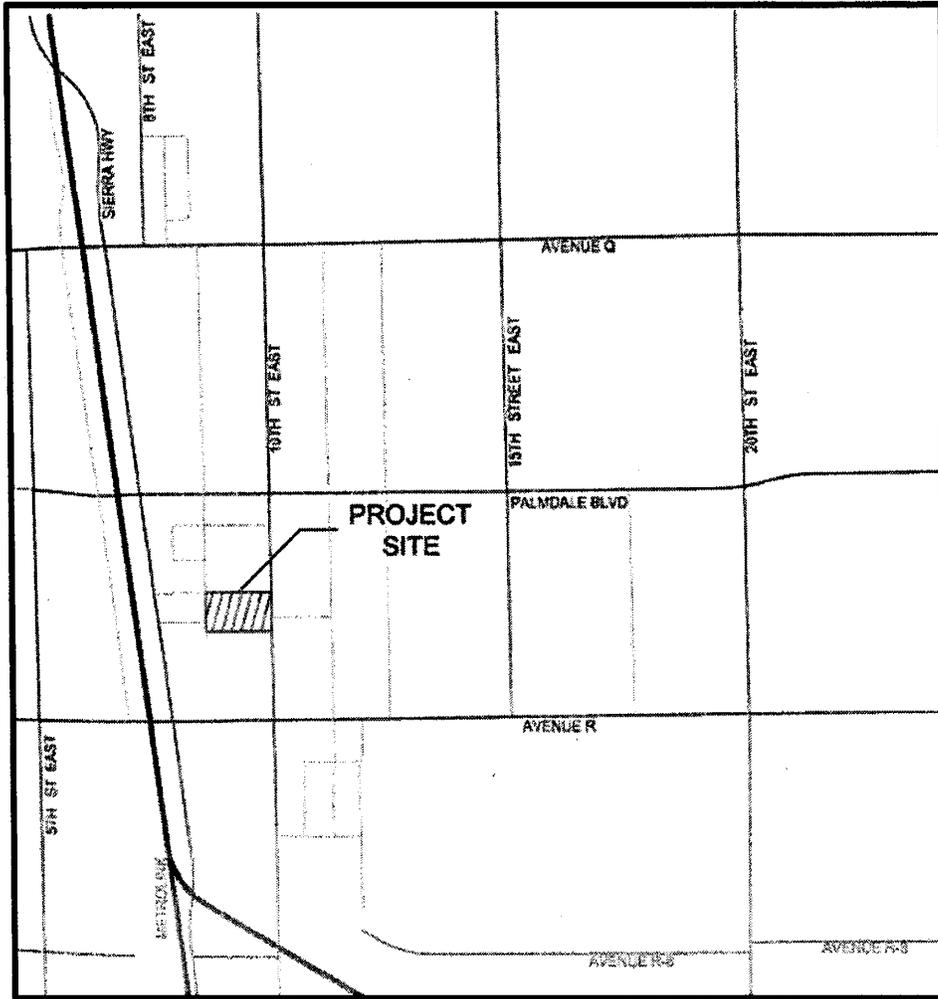
**LOCATION OF PROJECT:** SPR 14-011 and DBA 14-01 are located at the northwest corner of 10<sup>th</sup> Street East and East Avenue Q-12  
  
SPR15-003 and DBA 15-01 are located at the northeast corner of 9<sup>th</sup> Street East and East Avenue Q-12

**APN:** 3009-024-935 and 936

**GENERAL PLAN LAND USE DESIGNATION:** MHDR (Medium-High Density Residential, 30 du/ac)

**ZONING:** R-4 (High Density Residential)

LOCATION MAP:



INITIAL STUDY  
SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01

**I. PROJECT ASSESSMENT**

**A. Project Description:**

Site Plan Review (SPR) 14-011 is a request to construct two buildings totaling 116,698 square feet including 81 affordable multi-family residential housing units. The project amenities include a fitness studio, clubhouse, library, homework room, computer arts lab, dance studio, (3) flexible art spaces, and an art gallery. Resident parking will be located south of the alignment of Avenue Q-11 and north of Avenue Q-12, immediately north and south of the proposed residential buildings. Two points of access will be provided for the project, one point of access along 10<sup>th</sup> Street East and one point of access along Avenue Q-12. The proposed project is designed to provide a 26-foot wide interior access drive aisle/road for fire access. Proposed improvements will include construction of the buildings, site/parking lot landscaping, onsite drainage improvements. Street improvements relating to site access will include traffic calming measures within the existing right-of-way along 10<sup>th</sup> Street East, Avenue Q-12, and Avenue Q-11.

Density Bonus Agreement (DBA) 14-01 is a request to obtain density bonus concessions in conjunction with the proposed affordable housing development, including reduced rear yard setback, reduced patio/balcony area and reduced parking. No density bonus above the permitted 30 dwelling units per acre is proposed.

Site Plan Review (SPR) 15-003 is a request to construct one building totaling 108,709 square feet for an 80 affordable housing unit multi-family residential project. The project amenities include a clubhouse, outdoor amphitheater, family courtyard, entertainment courtyard, garden courtyard, tot lot, barbecue, and lounge/seating area, and fire pit. Resident parking will be located east of 9<sup>th</sup> Street East, south of the alignment of Avenue Q-11 and north of Avenue Q-12, immediately north, south and west of the proposed residential building. Two points of access will be provided for the project, one point of access along a private driveway that is located along the alignment of Avenue Q-11 and one point of access along Avenue Q-12. The proposed project is designed to provide a 26-foot wide interior access drive aisle/road for fire access. Proposed improvements will include construction of the buildings, site/parking lot landscaping, and onsite drainage improvements. Street improvements relating to site access will include traffic calming measures within the existing right-of-way along 10<sup>th</sup> Street East, Avenue Q-12, and Avenue Q-11.

Density Bonus Agreement (DBA) 15-01 is a request to obtain density bonus concessions in conjunction with the proposed affordable housing development, including reduced rear yard setbacks, reduced patio/balcony area, and reduced

**INITIAL STUDY**  
**SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01**

parking. No density bonus above the permitted 30 dwelling units per acre is proposed.

**B. Description of the Project Site:** The site project totals approximately 5.26 acres in area and is located within the boundaries of the alignment of Avenue Q-11 to the north, 10th Street East to the east, Avenue Q-12 to the south and 9th Street East to the west. The project area is relatively flat, sloping slightly from to the southwest to the north/northeast at an approximate one percent gradient. The project site was graded in the past and further degraded by demolition of previously structures and new construction to the north. All natural conditions have been degraded due to human encroachment, previous grading activities, and construction of adjacent roadways. No native vegetation exists on-site. Curb and gutter improvements exist along 10th Street East, East Avenue Q-12, and 9th Street East across the project frontages.

**C. Surrounding Land Uses:**

North: Existing senior housing  
East: Existing Courson Park across 10<sup>th</sup> Street East  
South: Existing multifamily housing across Avenue Q-12  
West: Vacant land across 9<sup>th</sup> Street East

**D. Have any of the following studies been submitted?**

- |   |  |
|---|--|
| <input type="checkbox"/> Geology Report                                       | <input type="checkbox"/> Historical Report             |
| <input checked="" type="checkbox"/> Geotechnical Report                       | <input type="checkbox"/> Archaeological Report         |
| <input checked="" type="checkbox"/> Hydrology Report                          | <input type="checkbox"/> Paleontological Study         |
| <input checked="" type="checkbox"/> Traffic Study                             | <input type="checkbox"/> Line of Sight Exhibits        |
| <input checked="" type="checkbox"/> Noise Study                               | <input type="checkbox"/> Visual Analysis               |
| <input type="checkbox"/> Biological Study                                     | <input type="checkbox"/> Slope Map                     |
| <input type="checkbox"/> Native Vegetation<br>Preservation Plan               | <input type="checkbox"/> Fiscal Impact Analysis        |
| <input type="checkbox"/> Solid Waste<br>Generation Report                     | <input checked="" type="checkbox"/> Air Quality Report |
| <input checked="" type="checkbox"/> Public Services/<br>Infrastructure Report | <input type="checkbox"/> Hazardous Materials/<br>Waste |

(Studies may be reviewed by contacting the case planner at (661) 267-5200.)

**II. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED**

Los Angeles County Fire Department  
Palmdale Water District

INITIAL STUDY  
SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                        | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources              | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions          | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning                 | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing                | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems          | <input type="checkbox"/> Mandatory Findings of Significance |

INITIAL STUDY  
SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01

**IV. DETERMINATION**

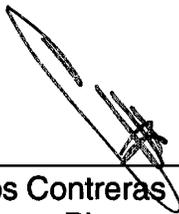
On the basis of this initial evaluation: (Select one)

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

This initial study was prepared by:

5/21/15  
Date

5.21.15  
Date

  
\_\_\_\_\_  
Carlos Contreras  
Assistant Planner II

  
\_\_\_\_\_  
Susan Koleda  
Acting Planning Manager

INITIAL STUDY  
SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01

**V. EARLIER ANALYSIS**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or (mitigated) negative declaration. In this case, a discussion should identify the following:

**A. Earlier analyses used.**

City of Palmdale General Plan FEIR, (SCH No. 87120908) prepared for the City of Palmdale by Michael Brandman Associates, and certified by the Palmdale City Council (Resolution No. 93-10) on January 25, 1993. This document was prepared to analyze the potential impacts from full build-out of the City's General Plan, including the provision of roadways, infrastructure and development of urban uses. The General Plan EIR anticipated that significant impacts to air quality, loss of open space, seismic related risks, biological resources, jobs/housing balance, traffic impacts at 11 roadway links and cumulative impacts to groundwater resources would occur with implementation of the City's General Plan. All other impacts were found to be mitigatable to a level of insignificance through the mitigation measures imposed under the EIR and implementation measures contained within the General Plan. A copy of this EIR is available for review at the City of Palmdale Planning Division.

Planned Development (PD) 04-05 and Site Plan Review \*\*\* Initial Study. Initial studies were prepared on October 5, 2004, and on June 17, 2005, evaluating the potential environmental impacts associated with the entire Courson Connection Planned Development (PD) 04-05 in accordance with the California Environmental Quality Act (CEQA). In both instances, it was determined that the proposed Courson Connection project will not have an adverse effect on the environment after the implementation of the mitigation measure to mitigate impacts to potentially historic structures within the project area. The project developer shall make the following efforts to preserve or record the properties located at 902 East Avenue Q-9, 932 East Avenue Q-10, and 954 and 962 East Avenue Q-11 as identified in the study by LSA dated September 26, 2002: 1) Preserve the identified buildings in place if possible by incorporating them into the project design; 2) Relocate the buildings to other lots if feasible for reuse or interpretation; or 3) Document the building prior to demolition in accordance with Historic American Buildings Survey (HABS) Level 1 and subsequently develop an interpretive program for the Palmdale Schools to discuss pre-World War II history of Palmdale and its architectural resources.

**VI. EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation of all answers is required except “No Impact” answers that are adequately supported by information sources cited. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once it has been determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” Describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section V, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. See State CEQA Guidelines Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures,

**INITIAL STUDY**  
**SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01**

which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. When feasible, incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in this discussion.
8. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

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**SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01**

<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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**VII. EVALUATION OF ENVIRONMENTAL IMPACTS**

**A. AESTHETICS**

Would the project:

1. Have a substantial adverse effect on a scenic vista?

Exhibit ER-1 (Antelope Valley Scenic Highway) of the Environmental Resources Element of the City's General Plan identifies the following Scenic Routes: Barrel Springs Road, Tierra Subida Avenue, Sierra Highway south of Avenue S, Elizabeth Lake Road, Pearblossom Highway, Bouquet Canyon Road, Godde Hill Road, and the Antelope Valley Freeway south of Rayburn Road. The closest scenic route to the project site is Sierra Highway south of Avenue S, which is located approximately 1.2 miles south of the project site. The proposed project will not obstruct any views along this portion of Sierra Highway and therefore, there will be a less than significant impact on a scenic vista.

2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The project area for is located on the floor of the Antelope Valley. Starting approximately four miles to the south of the site, the topography transitions between the valley floor and the ridgelines of the San Gabriel Mountains, which form a scenic backdrop for the City as recognized in the General Plan. From the valley floor, the long range view of the ridgelines of the San Gabriel Mountains will be unaffected by future development within the boundaries of the project site. The project site does not include any rock outcroppings or historic buildings within a state scenic highway. Therefore, there will be a less than significant impact to scenic resources.

3. Substantially degrade the existing visual character or quality of the site and its surroundings?

**INITIAL STUDY**  
**SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01**

<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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The project site is located adjacent to and immediately south and north of existing multi-family residential development. The existing visual character of the project area has been shaped by significant urban development to the north, northwest, southwest and to the east of the site. The proposed multi-family residential development will complement the existing senior housing to the north of the project site. Furthermore, the proposed project will be required to comply with the Community Design Element of the General Plan with respect to building design. The proposed buildings have been designed to integrate with the existing buildings located within the vicinity of the project site providing a compatible and attractive design. Therefore, development of this project does not represent a significant impact to the existing visual character or quality of the site and its surroundings.

4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

The majority of the project site consists of developed urban land. The adjacent property to the west is vacant urban land. The developed land to the north, south and east currently contain a variety of both on-site and off-site lighting. Development of the project would involve lighting for areas that may be utilized during the night, including the interior of buildings, parking areas, and security lighting. However, due to the urbanized nature of the area, future development would not significantly change the existing lighting environment visible from other areas within the vicinity of the project site.

The introduction of new light sources will result from development of this project. The applicant will be required to submit photometric lighting plans demonstrating that illumination will not extend beyond the property lines. The project is required to comply with the lighting requirements provided in Section 86.03 of the Zoning Ordinance for fixture height and design standards. Exterior lighting standards and fixtures shall be located and designed to minimize direct glare beyond the site boundaries. Lighting fixtures shall have cutoff fixtures to contain light spread within the site boundaries. Compliance with the City ordinance will reduce the impacts from lighting to a less than significant level.

INITIAL STUDY  
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Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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**B. AGRICULTURAL AND FORESTRY RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The subject site is zoned for high density residential use and is surrounded by multifamily housing to the north and south and Public Facility uses to the northwest, southwest and east. According to Exhibit ER-1A Farmland Map Categories of the City of Palmdale General Plan, the site is not located within a Sensitive Agricultural Area. Therefore, the project will not convert Prime Farmland, Unique Farmland, or Farmland of Stateside Importance and the project will have no impact.

2. Conflict with existing zoning for agricultural use or a Williamson Act contract?

The project site is not zoned for agricultural use and is not subject to a Williamson Act contract. Therefore, there will be no impact.

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3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

The project site does not include any existing forest or timberland and is not zoned for such a use. The project site is located within the R-4 (High Density Residential) zone, which is intended to promote the development of multi-family residential uses. Therefore, there will be no impact to forest or timberland resources.

4. Result in the loss of forest land or conversion of forest land to non-forest use?

There is no forest land within the City of Palmdale. The proposed project will not result in the loss of forest land or conversion of forest land to non-forest use and therefore, there will be no impact.

5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

The project site has been degraded by demolition of previously structures and new construction to the north of the project site. All natural conditions have been degraded due to human encroachment, previous construction activities, and construction of adjacent roadways. No native vegetation exists on-site. Additionally, the project site is not located within close proximity to any land zoned for or utilized for agricultural or forest land. Therefore, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest use and therefore, there will be no impact.

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**C. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

1. Conflict with or obstruct implementation of the applicable air quality plan?

The City of Palmdale is located within the Mojave Desert Air Basin (MDAB), which includes the desert portions of Los Angeles and San Bernardino Counties, the eastern desert portion of Kern County, and the northeastern desert portion of Riverside County. The air quality of the MDAB is managed by the Antelope Valley Air Quality Management District (AVAQMD).

The AVAQMD set forth a comprehensive program that would lead the area into compliance with all Federal and State air quality standards through its adoption of the *2004 Ozone Attainment Plan* (April 20, 2004) and the *Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment Area)* (May 20, 2008). The documents demonstrate that the AVAQMD would meet the primary Federal and State ozone planning milestones, attainment of the ozone National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS).

According to *AVAQMD, California Environmental Quality Act and Federal Conformity Guidelines*, a project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable AVAQMD rules and regulations, complies with all proposed control measures that are not adopted from applicable plans, and is consistent with the growth forecasts in the applicable plan(s). Conformity with growth forecasts can be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast (i.e., City of Palmdale General Plan).

The proposed project has a General Plan Land Use designation of HDR (High Density Residential, 30-50 du/ac) which permits multifamily residential units at the density proposed. The project is consistent with the requirements of the City's General Plan and the Zoning Ordinance and is consistent with the growth expectations for the region. Based upon this information, the project would

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would not conflict or obstruct the implementation of an air quality plan and will have a less than significant impact.

2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

The project site is located within the Los Angeles County portion of the Mojave Desert Air Basin (MDAB), which is under the jurisdiction of the Antelope Valley Air Quality Management District (AVAQMD). Both the State of California and the federal government have established Ambient Air Quality Standards for seven air pollutants, including ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), inhalable particulate matter with a diameter of 10 microns or less (PM<sub>10</sub>), fine particulate matter with a diameter of 2.5 microns or less (PM<sub>2.5</sub>), and lead. Based on the AVAQMD California Environmental Quality Act and Federal Conformity Guidelines (August 2011), the AVAQMD is currently in non-attainment for Eight-Hour Ozone (Federal 84 ppb), Eight-Hour Ozone (Federal new standards, 75 ppb), Ozone (State) and PM<sub>10</sub> (State).

The AVAQMD California Environmental Quality Act and Federal Conformity Guidelines (August 2011) provides both annual and daily significant emissions thresholds for seven criteria pollutants based upon the CalEEMod Version 2013.2.2 model and the operational emissions consisting of area sources such as re-applying architectural coatings, electricity and natural gas use, and mobile sources (i.e., residents commuting, guest visits, deliveries, etc.). The table below provides significant emissions thresholds for criteria pollutants. A project with emission below the daily and annual values for long-term operational and short-term construction emissions is considered to have a less than significant effect on regional air quality. Based upon the anticipated equipment use for each construction phase and the duration of each phase, peak daily construction emissions anticipated will be at levels below the significant thresholds and therefore, construction impacts will have a less than significant adverse impact to air quality.

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Criteria Pollutant	Daily Threshold (pounds)	Project's construction emissions (lbs/day)	Project's area & operational emissions (lbs /day)
Greenhouse Gases (CO <sub>2</sub> )	548,000	5,210	26,381
Carbon Monoxide (CO)	548	20.68	153.07
Oxides of Nitrogen (No <sub>x</sub> )	137	35.74	14.81
Oxides of Sulfur (So <sub>x</sub> )	137	0.05	0.25
Reactive Organic Compounds (ROG)	137	5.04	5.24
Particulate Matter (PM)	82	43.82	3.34

During construction grading on windy days significant fugitive dust emissions could be generated contributing to particulate matter that degrades air quality. Site watering and suspension of grading operations can significantly reduce particulates during periods of high winds that are standard requirements of grading permit issuance. Additionally, construction will be required to comply with all current and future applicable regulations of the California Air Resources Board and the Antelope Valley Air Quality Management District.

Therefore, with the implementation of standard conditions of approval with regards to site construction, any potential air quality impacts less be reduced to a level of less than significant.

3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

The AVAQMD is currently in non-attainment for Eight-Hour Ozone (Federal 84 ppb), Eight-Hour Ozone (Federal new standards, 75 ppb), Ozone (State) and PM<sub>10</sub> (State). The table provided below provides significant emissions thresholds for criteria pollutants, as provided within the AVAQMD California Environmental Quality Act and Federal Conformity Guidelines (August 2011) and

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estimated air quality emissions of the proposed project based upon the EMFAC2011 model.

**Operational Emissions**

Operational emissions consist of area sources such as water heaters, resident/visitor/vendor commuting. M.S. Hatch Consulting, LLC, prepared an analysis of annual and daily emissions from the construction phase and operational phase of the proposed multi-family project. Based upon the table provided below, the estimated emissions of criteria pollutants and Greenhouse Gases for each year of construction emissions as well as annual operational emissions are below the applicable thresholds, and therefore not anticipated to be cumulatively considerable.

<b>Emissions Source</b>	<b>(ROG)</b>	<b>No<sub>x</sub></b>	<b>CO</b>	<b>So<sub>x</sub></b>	<b>PM</b>	<b>CO<sub>2</sub>e</b>
Construction Daily	5.04	35.74	20.68	.05	43.82	5,210
Construction Annual	.82	5.83	3.37	.01	7.14	849
Operational Annual	.96	2.70	27.93	.05	.61	4,815
<b>Significant Threshold (Daily)</b>	<b>137</b>	<b>137</b>	<b>548</b>	<b>137</b>	<b>82</b>	<b>548,000</b>
<b>Significant Threshold (Annual)</b>	<b>25</b>	<b>25</b>	<b>100</b>	<b>25</b>	<b>15</b>	<b>100,000</b>

4. Expose sensitive receptors to substantial pollutant concentrations?

The proposed project is not anticipated to generate any significant toxic air emissions during construction or operation. Although there are several sensitive receptors within the vicinity of the project site, including residential uses to the north and south and a park to the east, the project itself will not generate or expose such receptors to a new source of substantial pollutant concentrations. Additionally, it is not anticipated that the air emissions from site improvements associated with the project would exceed the thresholds established by the AVAQMD. Therefore, substantial pollution concentration would not occur and impacts would be reduced to a less than significant level.

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5. Create objectionable odors affecting a substantial number of people?

During the construction phase, paving of streets would entail the application of asphalt that would produce discernable odors typical of most construction site. Such odors would be a temporary source of nuisance to employees located within the vicinity of the project site. Due to the fact that all surrounding streets are existing and paving requirements will be minimal, odors will be both temporary and intermittent and this is not considered a significant impact.

The proposed residential project will not result in odors that are inconsistent with the existing residential nature of the community, therefore, impacts will be less than significant.

**D. BIOLOGICAL RESOURCES**

Would the project:

1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

The project site was graded in the past and further degraded by demolition of previously structures. All natural conditions have been degraded due to human encroachment, previous grading activities, and construction of adjacent roadways. No native vegetation exists on-site. Further, the project site is located in a highly developed area and shaped by significant urban development. There is existing multifamily housing to the north and south and Courson Park is located to the east of the project site. Due to the previous grading, construction and demolition activities, no unique rare or endangered species of animals or other wildlife were found on the site during a site inspection and none are anticipated to exist on the site. Additionally, according to Exhibit ER-5 of the City of Palmdale General Plan, the site is not located within a Sensitive Ecological Area. Based upon this, it is not anticipated that the project will have a substantial adverse effect, either directly or through habitat modifications, on any species

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identified as a candidate, sensitive, or special status species and the project will have a less than significant impact.

2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

A review of the USGS map, Palmdale Quadrangle revealed that no blue-line stream, natural drainage course, spring, seep or wetland area is located on the site. The site is located in a highly urbanized area that is surrounded by existing development and city streets. The project will not create a change in a local stream or wetland and there will be no loss or change to significant stands of riparian vegetation. The project site does not support any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. Therefore, there will be a less than significant impact to riparian or other sensitive natural community.

3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

As previously mentioned, a field inspection of the site determined that the project does not contain any protected wetland, therefore, development of this project will not result in significant adverse impacts on protected wetlands.

4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting sites?

The project is bounded by 10<sup>th</sup> Street East, an identified Secondary Arterial Roadway to the east, 9<sup>th</sup> Street East to the west and East Avenue Q-12 to the

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south, with adjacent properties having an R-4 (High Density Residential) zone designation, which is intended for intended to promote the development of multi-family residential uses. The project site has been previously graded and disturbed by human encroachment. Similar development patterns that include multi-family residential, commercial and public facility uses currently limit wildlife movement through the project area. In addition, the project area does not involve a narrow corridor that links large areas of undeveloped open space. There is no significant wildlife movement corridor within the project area and the proposed project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species. Impacts would therefore be less than significant.

5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The City of Palmdale has a Native Desert Vegetation Preservation Ordinance that regulates the removal of Joshua trees and California junipers; however, as the project site does not contain any Joshua trees and California junipers, there will be no impact.

6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The project site is not located within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan. Therefore, there will be no impact.

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**E. CULTURAL RESOURCES**

Would the project:

1. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

The subject site was previously evaluated by an Initial Study dated June 17, 2005, prepared for PD 04-05 and SPR 9-04-3. Based on the Historic Resource Survey prepared for the Courson Connection project by LSA dated September 26, 2002, and the records search conducted at the South Central Coastal Information Center on August 1, 2002, there are no properties listed on the National Register, California Register, California Historical Landmarks, or California Points of Historical Interest within one-half mile of the project area.

The LSA study identified 43 properties in the project area that were constructed prior to 1957. The properties were then evaluated by Architectural Historian Judith Marvin who determined that three of the properties appear to be eligible for listing on the California Register of Historical Resources at a local level of significance based on criteria 1, 2, and 3 as discussed within the study. These properties include 902 East Avenue Q-9, 932 East Avenue Q-10, and 954 and 962 East Avenue Q-11. None of the three properties appeared to be eligible for listing on the National Register of Historic Places.

The General Plan Environmental Resources Element Exhibit ER-7 identifies the area as having a moderate sensitivity for archaeological finds. Paleontological Sensitivity Map, ER-8 of the General Plan finds that the proposed project site as an area having an undetermined sensitivity for paleontological resources. However, the project site contains has been previously graded and is disturbed by human encroachment.

A standard condition will be added to the development applications that states, "In the event of an unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall cease in the immediate area, and the find left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate the find and make recommendations as to disposition, mitigation, and/or salvage." With the application of the standard

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Condition of Approval, the project will not have a significant adverse impact on cultural resources.

2. Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?

See response to E.1 above.

3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

See response to E.1 above.

4. Disturb any human remains, including those interred outside of formal cemeteries?

As previously stated, demolition of previously structures located on the project site occurred under land use entitlements PD 04-05 and SPR 9-04-3. All natural conditions have been degraded due to human encroachment, previous grading activities, and construction of adjacent roadways. No native vegetation exists on-site. It is unlikely that the proposed project will disturb any human remains. However, a standard condition will be applied to the project requiring that in the event of an unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall cease in the immediate area, and remain undisturbed until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate the find and make recommendations as to disposition, mitigation and/or salvage. Therefore, construction of this project does not present the potential for disturbance of human remains and the project will have a less than significant impact.

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**F. GEOLOGY AND SOILS**

Would the project:

1. Expose people or structures to potential substantial adverse effects, including the risk of injury, damage or death involving:

a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area or based upon on other substantial evidence of a known fault?

General Plan Exhibit S-3 (Earthquake Fault Zones) identifies the relative location of earthquake faults and Alquist-Priolo Fault Zones that affect the City. Within the vicinity of the project site, the San Andreas Fault is located south of Avenue S, approximately 1.5 miles southwest of the project site. The Alquist-Priolo Special Studies Act identifies "Special Studies Zones" for areas located within one-eighth of a mile of an active fault. According to the Official Maps of Alquist-Priolo Earthquake Fault Zones, published by the Department of Conservation, Geological survey, the proposed project site is located more than one mile from an identified fault traces and the special studies zone. Therefore, the project will not expose people or structures to rupture of a known earthquake fault and impacts will be less than significant.

b. Strong seismic ground shaking?

General Plan Exhibit S-3 (Earthquake Fault Zones) and is subject to seismic ground shaking and failure. Development within the proposed project area would be subject to intense ground shaking during a major earthquake along the San Andreas Fault. The intensity of the ground shaking would depend on the distance to the epicenter and the geology of the areas between the epicenter and the project area. In accordance with the 2013 California Building Code, seismic structure design requirements will be based on the Seismic Design Category (SDC) for the proposed structures which is based on the Occupancy Category for the structure and on the level of expected soil modified seismic ground motion. The

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majority of structures in Palmdale will have a Seismic Design Category (SDC) of D (High seismic vulnerability) or E (Very high seismic vulnerability and near a major fault) based on the proximity of the City to the San Andreas Fault and soil types in the City. The final determination of the Seismic Design Category (SDC) will be made at the time of building plan submittal and review of a site specific soils report. Compliance with these seismic design requirements will reduce the potential impacts from seismic ground shaking and ground failure on building occupants and structures to a less than significant level.

c. Seismic-related ground failure, including liquefaction?

According to General Plan Exhibit PS-1 (Aquifers and Groundwater Surface), the historic high groundwater level within the proposed project area is in excess of 200 feet below the surface. Additionally, according to the *Geotechnical Engineering Investigation* prepared by Earth Systems Southern California and dated October 17, 2014, the groundwater level within the proposed project area is in excess of 50 feet below the surface. Based upon the depth to groundwater, liquefaction is unlikely to occur during a seismic event. The USGS Seismic Hazard Zones Palmdale Quadrangle (October 17, 2003) does not identify the proposed project area as having the potential for liquefaction. Potential impacts associated with liquefaction would therefore be less than significant.

d. Landslides?

Palmdale General Plan Exhibit S-9 (Slope Categories) characterizes the proposed project area as having slopes of 15 percent or less. According to the USGS 7.5-Minute Palmdale Quadrangle (1979), the area contains no major landforms and is relatively flat, sloping slightly from to the southwest to the north/northeast at an approximate one percent gradient. Based upon the factors identified above, the proposed project would not result in a significant impact associated with landslides.

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2. Result in substantial soil erosion or the loss of topsoil?

As previously stated, the project site was developed with multifamily housing in the past, that has since been demolished. All natural conditions have been degraded due to human encroachment, previous grading activities, and construction of adjacent roadways. According to the *Geotechnical Engineering Investigation* prepared by Earth Systems Southern California, dated October 17, 2014, the project site contains indicated that soils in the vicinity consist mainly of silty sands, relatively loose, non-uniform and of low relative compaction. The soils report provides specific recommendations for grading operations including limits of overexcavation and recompaction of the site under proposed foundations.

Construction associated with the project area would occur in accordance with all rules and regulations of the City of Palmdale. This would include the regulations contained within Palmdale Municipal Code (PMC) Section 8.04.265 (Excavation and Grading), which establish regulation for the control of excavation, grading and earthwork construction, including fills and embankments, and for the control of grading site runoff, including erosion, sediments and construction related pollutants. In addition, construction associated with future development would be required to comply with the requirements of the Municipal National Pollutant Discharge Elimination System (NPDES) Construction Permit and would implement City grading permit regulations that include compliance with erosion control measures, including grading and dust control measures. Specifically, construction associated with future development projects would be required to have erosion control plans approved by the City of Palmdale Engineering Division, as well as Storm Water Pollution Prevention Plans (SWPPP). As part of these requirements, Best Management Practices (BMP's) would be implemented during construction activities to reduce soil erosion to the maximum extent possible. Given that the project would be subject to City Code and NPDES requirements for erosion control grading and soil remediation, the project would not result in substantial soil erosion or the loss of top soil. These requirements, when combined with standard City requirements for grading, will reduce impacts from soils to a level of less than significant.

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3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The proposed project is not located adjacent to steep slopes or areas that would otherwise be subject to landslides, debris flow, and/or rock fall. As such, there is no potential for a landslide to occur within the project area.

Lateral spreading results from liquefaction or plastic deformation of soil occurring on gently sloping ground during an earthquake. The conditions occur when blocks of mostly intact surficial soil are displaced down slope along a shear zone that has formed within liquefied sediment. Due to the City's relatively flat topography of the valley floor and lack of significant slopes in the project area, the project area is not subject to lateral spreading conditions.

According to General Plan Exhibit S-14 (Subsidence), there is no data for subsidence potential within the project area. Although the General Plan does not map areas of collapsible soils in the City, generally desert soils are considered collapsible in the first few feet. The design, construction and engineering of structures associated with the proposed project will be subject to compliance with all City rules and regulations. Pursuant to PMC Section 8.04.202, Section 110.2.2, *Permits*, work requiring a building or grading permit by the Palmdale Building Code (PBC) is not permitted in an area determined by the Building Official or City Engineer to be subject to hazard from landslide, settlement, or slippage. With compliance with Code requirements, project implementation would result in less than significant impacts involving damage to building and improvements from subsidence or collapse.

Furthermore, according to General Plan Exhibit PS-1 (Aquifers and Groundwater Surface) and the *Geotechnical Engineering Investigation* prepared by Earth Systems Southern California dated October 17, 2014, the groundwater level within the proposed project area is in excess of 50 feet below the surface. Potential impacts associated with liquefaction would therefore be less than significant.

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4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

According to General Plan Exhibit S-10 (Soil Expansion Potential), the project site is identified as having moderate soil expansion potential. Development on expansive soils can cause land slippage and structural damage to foundations. Grading and engineering methods that provide a stable foundation for building construction, as required by the Palmdale Municipal Code and California Building Code, will reduce impacts to a less than significant level.

5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

In accordance with Policy PS2.2.4 of the Public Services Element of the General Plan, the proposed project must be connected to the public sewer system and a private sewer disposal system is not permitted. Therefore, there will be no impact from soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems.

**G. GREENHOUSE GAS EMISSIONS**

Would the project:

1. Generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment?

The Legislature enacted AB 32 (AB 32, Nuñez), the California Global Warming Solutions Act of 2006, which was signed on September 27, 2006 to further the goals of Executive Order S-3-05. (Health & Safety Code, § 38500 et seq.) AB 32 requires California Air Resources Board to adopt statewide GHG emissions limits to achieve statewide GHG emissions levels realized in 1990 by 2020. A longer range goal requires an 80 percent reduction in GHG emissions from 1990 levels by 2050. CARB adopted the 2020 statewide target and mandatory

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reporting requirements in December 2007, and a statewide scoping plan in December 2008 (the AB 32 Scoping Plan).

Future development of the project site will generate carbon dioxide, which is the primary component of greenhouse gases (GHG). Thus, the project will contribute to global warming as described by the Intergovernmental Panel on Climate Change. The total volume of GHG that will be generated by development of the project site is consistent with the residential use of the property anticipated within the City's General Plan. The relative size of the project in comparison to the estimated greenhouse gas reduction goal as adopted by the California Air Resources Board of 174 million tons of CO<sub>2</sub> equivalent (MMTCO<sub>2</sub>e) by 2020 means that its incremental effect is not cumulatively considerable.

Development of the project site must also meet the City's Green Building Ordinance and therefore is inherently energy efficient and GHG emission will be reduced to the extent feasible through compliance with the Green Building Ordinance. Based upon the information contained above, the project will have a less than significant impact due to the generation of greenhouse gas emissions.

2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The project will not conflict any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. The project is consistent with the General Plan, Zoning Ordinance and the Palmdale Energy Action Plan. The project will not conflict with AB 32 and the ARB Scoping Plan: <http://www.arb.ca.gov/cc/scopingplan/scopingplan.htm>; therefore, there will be no conflict with applicable plans.

**H. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

1. Create a significant hazard to the public or the environment through the routine transport, use, emission or disposal of hazardous materials?

**INITIAL STUDY**  
**SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01**

<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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The proposed project would not result in a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The proposed project, a multi-family residential development consisting of a total of 161 affordable housing units, will not utilize hazardous substances or chemicals in sufficient quantities that would create a significant hazard to people or the environment. Further, the project site is not located within a hazardous waste site or an area which might be of risk to explosion or release of hazardous substances. Therefore, development of this project site would not result in a significant adverse impact due to hazardous materials.

2. Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The development of the proposed multi-family residential development would not create any risk of explosion or release of hazardous substances in the event of an accidents or upset condition because the project will be required to comply with standard requirements for storage of hazardous substances or chemicals by the applicable regulatory agencies will ensure potential impacts will be less than significant.

3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No schools exist within one-quarter mile of the project site. The proposed project is a request to construct a multi-family residential development consisting of 161 affordable housing units and will not emit significant quantities of hazardous emissions, handle hazardous materials, substances or waste in sufficient quantities that could result in a significant impact to the environment.

**INITIAL STUDY**  
**SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01**

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4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

After review of the Department of Toxic Substances Control (DTSC) EnviroStor database and the EPA's CERCLIS database, the project site is not an active or closed hazardous waste site or Superfund site. Also, the property owner has submitted a signed certification, pursuant to Section 65962.5(e) of State Government Regulations, that, to the best of his knowledge, the site is not identified on this list and that it contains no hazardous wastes. Therefore, the proposed project will not have a significant impact due to hazardous materials sites.

5. For a project within the vicinity if a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

There are no private airstrips within the vicinity of the project site and the project site is not located within the Air Installation Compatible Use Zone (AICUZ) associated with U.S. Air Force Plant 42. The project has no potential impact associated with Plant 42 that would create a safety hazard for people utilizing or working within the project site and, therefore, impacts would be less than significant.

6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

General Plan Exhibit S-1 (Evacuation Routes) identifies existing emergency routes within the City. Evacuation routes in the vicinity of the proposed project site include Palmdale Boulevard to the north, Avenue R to the south and Sierra Highway to the west.

The project site is bounded by 10<sup>th</sup> Street East to the east, 9<sup>th</sup> Street East to the west, Avenue Q-12 to the south, and existing development to the north. Street

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improvements, including curb, gutter, streetlights and street paving exist along each of the three identified roads. Furthermore, Sierra Highway, Palmdale Boulevard and Avenue R also provide complete street improvements.

The project will be required to provide standard street improvements along 10th Street East, 9th Street East and Avenue Q-12. Traffic improvement plans are subject to review and approval by the City. Furthermore, plans would be provided to the Los Angeles County Fire Department for review and comment. Review by applicable public agencies would ensure implementation of the proposed project would not interfere with an emergency response plan or emergency evacuation plan. Therefore, the project would not impair the implementation of or physically interfere with emergency evacuation plans and impacts would be less than significant.

7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The proposed project area is located approximately two miles northeast of the high fire hazard area, as shown on General Plan Exhibit S-16 (Wildfire Hazard Zones) of the General Plan and located south of the California Aqueduct. Therefore, no wildfire hazard impact would occur with implementation of the proposed project and there would be no impact.

**I. HYDROLOGY AND WATER QUALITY**

Would the project:

1. Violate any water quality standards or waste discharge requirements?

Construction activities would involve grading and ground surface alterations that could expose soils to potential erosive forces of wind or storm water. A variety of construction materials could be stored on a future project site and some of these could include constituents that could impact surface water quality conditions, such as fuels, lubricants, solvents, coatings, etc. Without proper construction controls, loose sediments and a variety of construction

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materials could be captured within runoff from the site and potentially threaten on-site water quality or downstream receiving waters. Post construction, impervious surfaces would increase due to site development, including road widening and new building pads. As a result, there could be an increase in site runoff during storm events, compared to current conditions.

The City requires that all projects be designed and constructed in accordance with the stormwater pollution control requirements of the Lahontan Region of the California Regional Water Quality Control Board. Furthermore, prior to the issuance of a grading permit, the applicant is required to file a Notice of Intent with the Lahontan Region of the California Regional Water Quality Control Board to comply with the applicable National Pollution Discharge Elimination System (NPDES) requirements. Given the future developments would be subject to City Ordinances and NPDES requirements for erosion control grading and soil remediation, development of the proposed project will not violate any water quality standards or waste discharge requirements and there will be a less than significant impact.

2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The proposed project site is located within the boundaries of Palmdale Water District. Construction of the project would obtain service from Palmdale Water District, which has not indicated that water supplies are unavailable to support the project. Furthermore, measures associated with minimizing water usage will be applied to project, including water efficient landscape requirements and compliance with Title 24 Building Code requirements for efficient appliances and fixtures. This is consistent with current City Ordinances, including the Water Efficient Landscape Ordinance (PMC 14.05). With the implementation of the applicable codes, impacts to groundwater would be reduced to a less than significant level.

3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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**SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01**

<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is located within the Anaverde watershed, as identified within the City of Palmdale Master Plan of Drainage (1988) and the Master Plan of Drainage Update (August 1996). Specifically, the Master Plan of Drainage Update analyzes pre-development and ultimate development conditions for four watersheds, including Anaverde. Based on the analysis, the Master Plan of Drainage Update recommends detention basins, regional drains, channels, and master plan facilities to serve ultimate development. Palmdale Municipal Code Chapter 3.38, Drainage Fee Requirements, requires development projects to mitigate the impacts of the development on the City's drainage facilities. The City requires developers to construct drainage facilities in accordance with the City of Palmdale Master Plan of Drainage or pay drainage fees that will be used to construct drainage facilities pursuant to the Master Drainage Plan. Thus, the project would have a less than significant impact on the existing drainage patterns.

4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site does not contain a stream or river. The project is within the Anaverde Drainage Basin according to the City's Master Plan of Drainage. A *Conceptual Drainage Study*, prepared by Antelope Valley Engineering, Inc. and dated November 2014, was prepared for the project, to ensure the development of the site, including existing and proposed on and off-site storm water infrastructure, is adequately designed and constructed in compliance with City standards. As a result, the proposed project would not require any substantial changes to the existing drainage pattern. The City will require the applicant to pay drainage fees that will be used to construct drainage facilities pursuant to the Master Drainage Plan. Therefore, development of this project will not result in a potential for a significant adverse impact associated with the alteration of the existing drainage pattern.

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5. Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

A *Conceptual Drainage Study*, prepared by Antelope Valley Engineering, Inc. and dated November 2014, was prepared for the project. According to the *Conceptual Drainage Study*, an on-site private storm drain system will be utilized to collect the on-site runoff. Drainage onsite will sheet flow into various catch basins. The previous phases of Courson Connection, approved under Planned Development (PD) 04-05 and Site Plan Review (SPR) 9-04-3, installed an 18" storm drain, which will be extended to the project site and collect on-site runoff. After entering the storm drain system the runoff will be routed into the existing storm drain and then to the existing detention basin located between 9<sup>th</sup> and 10<sup>th</sup> Street East, south of Avenue Q-9, which was built under previous phases of the Courson Connection. Based on the site grading and the construction of the on-site private storm drain system, the proposed project will not create or contribute to runoff water that would have a significant impact on the capacity of the stormwater drainage system or provide substantial additional sources of polluted runoff. Thus, the project would have a less than significant impact on stormwater drainage systems.

6. Otherwise substantially degrade water quality?

According to the *Conceptual Drainage Study* the existing storm drain and detention basin to the north, provided under PD 04-05 and SPR 9-04-3 (Courson Connection) were designed to handle additional runoff from the proposed project. An existing water quality unit was installed as part of the Courson Connection development to the north and the project site was also included in sizing the existing storm water quality unit. Furthermore, the City requires that all projects be designed and constructed in accordance with the stormwater pollution control requirements of the Lahontan Region of the California Regional Water Quality Control Board. Furthermore, prior to the issuance of a grading permit, the applicant is required to file a Notice of Intent with the Lahontan Region of the California Regional Water Quality Control Board to comply with the applicable National Pollution Discharge Elimination System (NPDES) requirements. Based upon the existing and proposed stormwater drainage system and given that the

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proposed project would be subject to City Ordinances and NPDES requirements for erosion control grading and soil remediation, the project will not violate any water quality standards or waste discharge requirements and there will be a less than significant impact.

7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The proposed project is not located within a 100-year flood hazard area. Therefore, the proposed project will not place housing within the 100-year flood plain and there will be a less than significant impact.

8. Place within a 100-year flood hazard are structures which would impede or redirect flood flows?

The project area is located in 0.2 percent Annual Chance Flood Hazard, as indicated on Flood Insurance Rate Map, Community Panel Number 06037C0700F, dated 2008. Design and construction of the project must conform to the City of Palmdale Municipal Code Title 15, Chapter 15.28, Flood Plain Management. Compliance with these requirements will reduce the potential for flood hazard impacts to a level of insignificance.

9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

According to Palmdale General Plan Exhibit S-6 (Inundation Areas), the proposed project site is not located within an inundation area of Lake Palmdale or Littlerock Dam. Exhibit S-7 (Aqueduct Failure Flow Direction) does not identify the project site as being potentially impacted by a potential failure of the California Aqueduct. The City's Emergency Preparedness Plan identifies emergency response and recovery operations for disaster occurrences in the City. The Plan establishes evacuation procedures and routes in the event of an

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emergency. Implementation of the City's Emergency Preparedness Plan in the event of flooding would reduce impacts to a less than significant level.

10. Inundation by seiche, tsunami, or mudflow?

There is no evidence on the record that shows people or future structures will be at risk involving inundation or flooding as a result of seiche, tsunami or mudflow. Palmdale is an inland city and is not subject to the effects of tsunamis. The project is not located within an inundation area located below Lake Palmdale or Littlerock Dam and is not located within an area identified as being within the direction of flow if there was a break in the California Aqueduct. Therefore, impacts will be less than significant.

**J. LAND USE AND PLANNING**

Would the project:

1. Physically divide an established community?

The project site is located within the R-4 (High Density Residential) zone, which is intended for intended to promote the development of multi-family residential uses. The R-4 zone permits the development of self-contained residential communities that provide adequate on-site recreational facilities and open space to meet the immediate needs of its residents.

The project site is bounded by 10th Street East to the east, 9th Street East to the west and Avenue Q-12 to the south. Zoning on adjacent properties are R-4 (High Density Residential) to the north, south and west and PF (Public Facility) to the northwest and east. The zoning on adjacent properties intended primarily for high density multi-family residential uses, which are consistent with the proposed use of the property. Furthermore, the proposed use will complement existing adjacent uses that include a senior center to the north, Courson Park to the east and City Hall Administrative Offices to the northwest. Additionally, the proposed project will be required to comply with site design and development standards that will be compatible to adjacent land uses when developed for multifamily residential uses, limiting impacts to any future development adjacent to the site.

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Therefore, development of the proposed project site is consistent with existing development patterns and will not result in the physical divide of an established community. Impacts would therefore be less than significant.

2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or the zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project is located on land that is zoned as R-4 (High Density Residential) and has a General Plan Land Use designation of MHDR (Medium-High Density Residential, 30-50 du/ac). The project will result in 161 affordable housing units within a highly urbanized area of the City. DBA 14-01 and DBA 15-01 are applications with a request to obtain density bonus concessions in conjunction with the proposed affordable housing development. The requested concessions include reduced front yard setbacks, reduced patio/balcony area, and reduced parking. The concession under DBA 14-01 and DBA 15-01 are permitted under State law and the City's Zoning Ordinance for housing designated for low and very low income residents. The proposed project will provide 30 percent of the units reserved for occupancy by low and very low households. The proposed Density Bonus Agreements (DBA 14-01 and DBA 15-01) will provide no density bonus and will not increase the number of dwelling units per acre units over that permitted as of right within the R-4 zone.

The plans for the proposed project have been reviewed and found to be consistent with the requirements of the City's General Plan Land Use designation of MHDR and the Zoning of R-4 with respect to density and the standards of development for a multi-family residential development, including not but limited to building setbacks, height and parking, subject to the approval of Density Bonus Agreement 14-01 and Density Bonus Agreements 15-01. Therefore, development of the project will not conflict with any plan, policy or regulation and there will be a less than significant impact.

3. Conflict with any applicable habitat conservation plan or natural community conservation plan?

INITIAL STUDY  
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The City of Palmdale does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

**K. MINERAL RESOURCES**

Would the project:

1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The project site is not located within an area containing significant mineral resources according to the State of California Division of Mines and Geology Map and the General Plan. Furthermore, according to Palmdale General Plan Exhibit LU-6 (Sand and Gravel Resource Area) and Exhibit ER-1B (Regionally Significant Construction Aggregate Resource Areas), the proposed project area is not located within a mineral resource extraction district or an area with existing quarry operations. Therefore, development of the project site would not result in adverse impacts due to a significant depletion or loss of availability of mineral resources.

2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

This project site is located more than 5 miles northwest of a known mineral resources operator and property zoned QR (Quarry and Reclamation). As the project site is not on identified locally important mineral resource area, there will be a less than significant impact in this regard.

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**L. NOISE**

Would the project result in:

1. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The site is fronted on the east by 10<sup>th</sup> Street East to the east, a secondary arterial roadway. Development of the project site will include street improvements relating to site access will include traffic calming measures within the existing right-of-way along 10<sup>th</sup> Street East which will reduce the potential noise impacts on the multi-family project. These measures, when combined with the sound attenuation characteristics of typical construction methods, will result in interior noise levels that can easily meet normally acceptable levels (45 dB CNEL).

The project will generate temporary noise related to construction activities. The project will be required to comply with all standards contained within the Zoning Ordinance and Municipal Code to reduce noise impacts from the use and off-site and on-site construction activities. The increased noise from construction activities would be temporary and limited by the City of Palmdale Municipal Code Chapter 8.28 Section 8.28.30 that restricts construction activity on Sunday and any other time between the hours of 8:00 p.m. and 6:30 a.m. the following day. Further, General Plan Policy N1.2.2 restricts construction hours during the evening, early morning, and Sundays. Based upon compliance with the requirements of the Municipal Code, short-term construction noise impacts would be reduced to less than significant levels. Therefore, impacts associated with the exposure of persons to noise levels in excess of standards contained within the General Plan will be less than significant

2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

The construction of the proposed commercial project would generate short-term vibration impacts. Construction activities can generate varying degrees of groundborne vibration, depending on the construction procedure and the

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construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). Groundborne vibrations from construction activities rarely reach levels that damage structures.

The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 25 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. The closest buildings to the project site are located on the more than 100 feet to the north of the proposed project. The generation and/or exposure of persons or structures to excessive groundborne vibration is not anticipated to be significant due to the distance from the project. Based upon this, the proposed project will have a less than significant impact.

3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

The noise environment in the vicinity of the project site is dominated by 10<sup>th</sup> Street East, located to the east of the project site and existing multifamily housing located to the north and south of the project site. Construction and operation of the proposed use is anticipated to have a minimal effect on the noise environment in proximity to the project site and impacts are anticipated to be less than significant.

4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

The construction of the proposed commercial use would generate short term noise impacts. Construction activities have a short and temporary duration, lasting from a few days to a period of several months. Groundborne noise and

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other types of construction related noise impacts would typically occur during the initial site preparation, which can create the highest levels of noise. Generally, site preparation has the shortest duration of all construction phases. Activities that occur during this phase include earthmoving and soils compaction. High groundborne noise levels can occur during this phase due to haul trucks, backhoes, and other heavy-duty construction equipment. Construction activities have the potential to expose adjacent land uses to noise levels between 70 and 90 decibels at 50 feet from the noise source. The degree of noise impact would be dependent upon the distance between the construction activity and the noise receptor. There are no sensitive receptors in the vicinity of the project site.

Further, development of the project site would be subject to compliance with the Municipal Code. According to Municipal Code Chapter 8.28, *Building Construction Hours of Operation and Noise Control*, no person shall perform any construction or repair work on Sunday, or any other day between the hours of 8:00 PM and 6:30 AM, in any residential zone unless permission is granted by the City Engineer. General Plan Policy N1.2.2 restricts construction hours during the evening, early morning, and Sundays. With compliance of the Municipal Code short-term construction noise impacts would be reduced to a less than significant level.

5. For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not located within an airport land use plan, nor is it located within two miles of a public airport or public use airport. Therefore, no impacts associated with excessive airport noise levels are anticipated to occur.

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**M. POPULATION AND HOUSING**

Would the project:

1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The project will result in 161 affordable housing units within a highly urbanized area of the City. DBA 14-01 and DBA 15-01 are applications with a request to obtain density bonus concessions in conjunction with the proposed affordable housing development, concessions that are permitted under State law and within the City's Zoning Ordinance for housing designated for low and very low income residents. The proposed Density Bonus Agreements (DBA 14-01 and DBA 15-01) are not requesting any density bonus that would exceed the maximum density permitted within the R-4 zone. The project's density as currently designed is 30 du/ac, and does not require an increase in the maximum allowable residential density under the General Plan (MHDR, 30-50 du/ac). Based upon this, it is not anticipated that this development will significantly alter where people locate or the residential density within this area. Therefore, development of the proposed project would not induce substantial population growth in the area and impacts would be less than significant.

2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The proposed project site is currently vacant. There are no existing homes on the project site that would result in displacement of residents, and the proposed project will not in itself generate significant new employment opportunities within the City that will create a significant demand for new housing.

The subject site was previously evaluated by an initial study dated June 17, 2005, prepared for PD 04-05 and SPR 9-04-3. The project boundaries analyzed under the initial study dated June 17, 2005 include Avenue Q-9 to the north, 10th Street East to the east, Avenue Q-12 to the south and 9th Street East to the west. As described in the initial study, the existing 228 unit senior housing

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project, 14,890 square foot senior center, and open space park area, and related site and street improvements on the site resulted in the displacement of approximately 110 households from the Courson Connection project area. The City of Palmdale was required under the provisions of the California Relocation Assistance Law (Government Code Section 7260) and Relocation Assistance and Real Property Acquisition Guidelines (Health and Safety Code Section 50460) to provide relocation assistance to the affected households in order to mitigate impacts on families and individuals residing in existing housing within the project area. The residents of the 110 households have been relocated. The subject site contains vacant land and will be developed for multi-family housing and the project area to the north of the project site contains existing senior housing, senior center, and open space park area. Therefore, the proposed project will not result in the displacement of existing housing and impacts will be less than significant.

3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

See response to M.2. above.

**N. PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

1. Fire protection?

Station 37, located at 38318 9<sup>th</sup> Street East, is located approximately 500 feet north of the project site.

The Los Angeles County Fire Department has previously indicated that there are service deficiencies within certain areas due to the incremental growth that has

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occurred over the years. However, the City of Palmdale has adopted a Fire Facilities Impact Fee Ordinance and compliance with that Ordinance will assist in mitigating impacts to fire protection services. Additionally, the applicant is required to comply with all standards including public and private fire hydrants which provide water pressure and durations as specified by the Los Angeles County Fire Department. Therefore, this does not constitute the potential for a significant adverse impact to fire protection.

**2. Police protection?**

The project site is within the existing boundaries of the City in which contract services are obtained from the Los Angeles County Sheriff's Department. The City reviews this contract from time to time and increases services if needed.

Standard conditions of approval, developed by the Public Safety Office in conjunction with the Los Angeles County Sheriff's Department, will be applied to the project requiring adequate lighting, ensuring that landscaping and other barriers do not obstruct views required for security surveillance, and the use of physical security measures. Based upon the implementation of identified standards and conditions, impacts to police protection will be less than significant.

**3. Schools?**

The California State Legislature enacted the "Leroy F. Green School Facilities Act of 1998" (Senate Bill 50, California Government Code Section 65995) which provides that "the payment or satisfaction of a fee, charge or other requirement levied or imposed...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving...the planning, use, or development of real property...on the provision of adequate school facilities." California Government Code Section 65996(b) goes on to provide that payment of school impact fees is "deemed to provide full and complete school facilities mitigation." Both the Palmdale School District and the Antelope Valley Union High School District have established school impact fees, as provided under California Government Code Section 65996(a). These fees would be levied upon all proposed projects and would augment refurbishing and other costs

**INITIAL STUDY**  
**SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01**

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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incurred to absorb new student populations that may be generated from the project. Therefore, implementation of the proposed project does not have the potential to create significant environmental impacts to schools after the payment of impact fees.

**4. Parks?**

The project will provide 161 affordable housing units with the residents likely to use park facilities at Courson Park, due to its location immediately east of the site. Development of both projects is anticipated to increase the City's population and thereby increase demand for parks and recreational programs. This increase was anticipated in adoption of the City's General Plan and determined to be mitigated through payment of park impact fees by developers of residential property. In addition, the development will provide recreational amenities on site. Development permitted under SPR 14-011 will provide a gallery plaza, clubhouse plaza, bicycle parking and repair and development permitted under SPR 15-003 will provide an amphitheater, entertainment courtyard, garden courtyard, and relaxation courtyard. Based upon the development of recreational amenities within each development and the payment of park impact fees, the project will not have a significant impact to parks.

**5. Other public facilities?**

Review of the project indicates that this development will not create any unique public facilities which require extensive maintenance. The property owner will maintain all landscaping and buildings on-site. No portion of this project is expected to have a significant impact on maintenance of public facilities as the project will be assessed for drainage, sewer, and traffic impact fees to offset such impacts. The proposed project will result in the improvement of some additional right-of-way along 10<sup>th</sup> Street East, 9<sup>th</sup> Street East, and Avenue Q-12, which will require additional maintenance but is not expected to be a significant increase beyond the existing conditions. The project will also be required to pay a General Public Facility Development Impact Fee to mitigate impacts for public facilities. Therefore, this does not represent the potential for a significant adverse impact to public services.

**INITIAL STUDY**  
**SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01**

<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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**O. RECREATION**

1. Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

As previously stated, the project will provide 161 affordable housing units with the residents likely to use park facilities at Courson Park, due to its location immediately east of the site. Development of both projects is anticipated to increase the City's population and thereby increase demand for parks and recreational programs. This increase was anticipated in adoption of the City's General Plan and determined to be mitigated through payment of park impact fees by developers of residential property. Therefore, impacts on parks or recreational amenities will be less than significant.

2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

See response to O.1. above..

**P. TRANSPORTATION/TRAFFIC**

Would the project:

1. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation systems, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

The City of Palmdale utilizes the Volume-to-Capacity (V/C) analysis methodology to determine the operating Level of Service (LOS) of roadway segments. The

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<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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V/C analysis methodology describes the operation of a roadway segment using a range of LOS from LOS A (free flow conditions) to LOS F (severely congested conditions). A LOS D is the minimum acceptable level of service for peak hour intersection operation within the City.

The intersections along 10<sup>th</sup> Street East currently operate at a LOS A. All of the existing streets within the development boundaries are paved and include either full or partial right-of-way improvements including curb and gutter, and sidewalks. Development of the project site will include street improvements relating to site access will include traffic calming measures within the existing right-of-way along 9<sup>th</sup> Street East, 10<sup>th</sup> Street East, and Avenue Q-12. With the application of Conditions of Approval requiring standards right-of-way improvements across the projects frontage, the proposed project will not have a significant adverse impact on traffic and the project is consistent with all applicable plans, ordinances or policies of the City. Impacts will therefore be less than significant.

2. Conflict with the applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

The proposed project would resulting in increased traffic within the vicinity of the site. Increased traffic generation may cause a reduction in Level of Service at an intersection or on a street segment and may impact travel demand measures; however, none of the street segments or intersections within the vicinity of the project are included within the 2010 Los Angeles County Congestion Management Program. Therefore, there will be a less than significant impact to the Congestion Management Program.

3. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The project site is not located within of the U. S. Air Force, Plant 42, Air Installation Compatible Use Zone (AICUZ) designated areas and the proposed project will not result in direct impact to air traffic. Therefore, the project does not have the potential to impact air traffic.

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**SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01**

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4. Substantially increase hazards due to a design feature (e.g., sharp curve or dangerous intersections) or incompatible uses (e.g. farm equipment)?

10<sup>th</sup> Street East is identified within the Circulation Element of the General Plan as a secondary arterial. Due to the current width of 10<sup>th</sup> Street East and the lack of signalized intersections within the vicinity of the project site, pedestrians crossing 10<sup>th</sup> Street East are subject to vehicles travelling at a higher rate of speed.

Streets are an important part of the community, they allow children to get to school and individuals to get to work. They bring together neighbors and draw visitors to neighborhood stores. The streets have been designed for everyone, whether young or old, on foot or on bicycle, in a car or in a bus. The Complete Streets design for the proposed project is intended to enable safe access for all users. Pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities are able to safely move along and across a complete street(s). In consideration of Complete Streets traffic calming was utilized to develop the proposed circulation plan. Elements considered include but were not limited to bulb-outs, speed humps, landscaped curb extensions, curb extensions, midblock narrowing, roundabouts, and several other elements. The proposed circulation plan designed for the proposed project will to create a healthier community for people to live, play, work, socialize, and shop.

In order to mitigate potential impacts to pedestrians, the following mitigation measures will be applied to the project:

- TRAF-1:        Along 9th Street East, lane width shall be reduced to 11 feet and a 5 foot bike lane shall be provided both north and southbound. The northbound direction of 9<sup>th</sup> Street East shall also provide for on-street parking.
  
- TRAF-2:        Along Avenue Q-12, lane width shall be reduced to 11 foot, a 5 foot bike lane and 9 foot parking shall be provided both east and westbound.
  
- TRAF-3:        Along 10th Street East, bulb outs and a 5 foot bike lane shall be provided both north and southbound.

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<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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The above referenced measures will result in a reduction in speed of vehicles traveling along 10<sup>th</sup> Street East in the vicinity of the project site. Additionally, the bulb outs will reduce the width of the street that pedestrians must travel over, reducing the potential for pedestrian/vehicle conflicts. The measures identified will reduce the potential for conflicts along 10<sup>th</sup> Street East to a less than significant level.

5. Result in inadequate emergency access?

The project has been reviewed by the City Traffic Engineer and the Los Angeles County Fire Department and it has been determined that the project site has been designed with adequate access and accommodation for safe vehicular flow, including emergency vehicles. The construction of the project site will not negatively impact the safe and orderly flow of people or vehicles along 10<sup>th</sup> Street East, Avenue Q-12, or 9<sup>th</sup> Street East. Therefore, the project has not been designed with inadequate emergency access and there will be a less than significant impact in this regard.

6. Conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

There are two existing public transit routes (Route No. 3 and Route No. 1), located along 10<sup>th</sup> Street East. The proposed project will not result in the removal of existing facilities and will not decrease the performance of such facilities.

Exhibit PRT-2 (Bikeway and Multi-Purpose Trail Plan) identifies a bicycle lane adjacent to the project area, and an existing bicycle lane is located along 10<sup>th</sup> Street East. The proposed project will not hinder the implementation of the bikeway trail plan. Mitigation measures have been applied to the project that requires the applicant to provide a 5-foot bike lane north and southbound along 10<sup>th</sup> street East. Based upon the information above, the project is not expected to result in a significant adverse impact to public transit, bicycle or pedestrian facilities.

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Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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**Q. UTILITIES AND SERVICE SYSTEMS**

Would the project:

1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

In 2000, the Regional Water Quality Control Board, Lahontan Region (RWQCB-LR) revised the Waste Discharge Requirements for the Palmdale Water Reclamation Plant, the facility which will serve the proposed project. The RWQCB-LR ordered the Sanitation District to remedy suspected nitrate contamination resulting, in part, from historical land application and agricultural practices. As a result, the District has implemented several recommendations, including restrictions that have eliminated two previous disposal methods for wastewater. They have also entered into a 20-year lease with Los Angeles World Airports in 2002 for 2,680 acres located north and east of the reclamation plant to provide additional disposal area for wastewater. Based upon the ongoing compliance with RWQCB-LR requirements, the project will not individually or cumulatively cause the wastewater treatment requirements to exceed those specified within the 1994 Water Quality Control Plan for the Lahontan Region (1994 Basin Plan) and impacts will be less than significant.

2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The proposed project site is located within the boundaries of Palmdale Water District. Copies of the proposed project plans were provided to Palmdale Water District for review and comment. City General Plan policies required that any water infrastructure necessary to serve the site would be financed and constructed by the project. Based on the District's present system capacity and planned improvement projects, sufficient water facilities are available to serve the project and the construction of new facilities or the expansion of existing facilities will not be required.

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<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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The Palmdale Sewer Maintenance District owns, operates, and maintains the City's wastewater collection system. Wastewater flows are discharged to local collector and lateral sewer lines for conveyance to trunk mainlines. The County Sanitation Districts of Los Angeles County Districts own, operate, and maintain only the trunk mainline sewers that form the backbone of the regional wastewater conveyance system. The wastewater generated by the project site will be collected by the Districts and conveyed for treatment to the Palmdale Water Reclamation Plant District 20. According to correspondence from the County Sanitation District, the PWRP has a design capacity of 12 mgd and currently processes an average flow of 9.2 mgd (or 76 percent capacity). The wastewater will be conveyed to the 10<sup>th</sup> Street East Trunk Sewer located at 10<sup>th</sup> Street East and Avenue Q-11. This trunk has a capacity of 0.4 mgd and a conveyed peak flow of 0.2 mgd was last measured in 2014. Based upon the multi-family residential use and information obtained from the Sanitation District as to wastewater generation rates for particular land uses, it is projected that the proposed project would generate 35,490 gallons of wastewater per day.

The County Sanitation Districts have been provided copies of the proposed plans for review, in order to determine if adequate capacity exists within the Districts' wastewater treatment facilities to serve the development and if Districts' facilities would be impacted. Based upon existing capacity, there is not substantial evidence that the proposed project would have a significant impact on wastewater systems. Additionally, PMC Section 13.08.010, *Sanitary Sewer Policy*, requires that all new buildings constructed for human occupancy in the City of Palmdale be connected to a public sewer unless the parcel complies with General Plan Policy PS 2.2.4, Section 13.08.090, *Sewer Permit – Determination of Capacity – Agreement on Future Assessments*, states that no sewer permit shall be issued for the direct connection of any lot to a public sewer which was not designed for and intended to directly serve such lot unless the City first determines that there is additional capacity available in such sewer beyond that required to serve the property for which it was designed, and Section 13.08.120, *Connection to Public Sewer – Payment of Fees Required*, states that any person desiring to connect to a public sewer shall, as a prerequisite to obtaining the permits required by Chapter 13.08, pay all fees or charges which may be required by the City of Palmdale. Therefore, the proposed project will not require or result in the construction of new water or wastewater treatment facilities and impacts will be less than significant.

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3. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

A *Conceptual Drainage Study*, prepared by Antelope Valley Engineering, Inc. and dated November 2014, was prepared for the project. A *Conceptual Drainage Study*, prepared by Antelope Valley Engineering, Inc. and dated November 2014, was prepared for the project. According to the *Conceptual Drainage Study*, an on-site private storm drain system will be utilized to collect the on-site runoff. The onsite areas will sheet flow into various catch basins. The previous phases of Courson Connection, approved under Planned Development (PD) 04-05 and Site Plan Review (SPR) 9-04-3, installed an 18" storm drain, which will be extended to the project site and collect on-site runoff. After entering the storm drain system the runoff will be routed into the existing storm drain and then to the existing retention basin, which built under previous phases of the Courson Connection. Based on the site grading and the construction of the on-site private storm drain system, the proposed project will not create or contribute to runoff water that would have a significant impact on the capacity of the stormwater drainage system or provide substantial additional sources of polluted runoff. Therefore, the construction of the drainage facilities will have a less than significant impact on storm water drainage facilities.

4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The proposed project site is located within the boundaries of Palmdale Water District, which may utilize existing wells to serve the site. Standard measures associated with minimizing water usage will be applied to project, including water efficient landscape requirements and compliance with Title 24 Building Code requirements for efficient appliances and fixtures. This is consistent with current City Ordinances, including the Water Efficient Landscape Ordinance (PMC 14.05).

The project will result in 161 affordable housing units within a highly urbanized area of the City. Palmdale Water District has not indicated that water supplies are unavailable to support the project. Therefore, compliance with residential

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density under the General Plan and City Ordinances associated with minimizing water usage, impacts to water supplies will be reduced to a less than significant level.

5. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

As stated in Section Q.2. above, the Los Angeles County Sanitation District's Palmdale Water Treatment Plant is currently operating within capacity. However, due to anticipated growth forecasts prepared by the Southern California Association of Governments, the Los Angeles County Sanitation Districts has prepared a Final Palmdale Water Reclamation Plant 2025 Facilities Plan and EIR (May 2005) for the expansion of the Palmdale Water Reclamation Plant. The plan would allow for the expansion of the facility to treat up to 22.4 million gallons per day. The volume of wastewater anticipated as a result of construction of the proposed project is within the existing and future capacity of the PWRP and therefore, there is sufficient evidence that adequate capacity is available. Therefore, the project will not result in a determination of insufficient capacity by the wastewater treatment provider.

6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Solid waste disposal in Palmdale is provided in the City by franchise contract with Waste Management at the Antelope Valley Public Landfill located at 1200 W. City Ranch Road in Palmdale. According to the Los Angeles County Integrated Waste Management Plan 2004 Annual Report (February 2006) the landfill has approximately 8,434,000 cubic yards (approximately 2.3 million tons) of remaining capacity spread over two sites and is permitted to accept up to 1,800 tons of solid waste per day. To meet the increasing demands for disposal capacity, the operator of the facility received a Conditional Use Permit approval from the City in 2011 to expand their site by adding an 11-acre strip of unused land between the two sites to its disposal capacity, resulting in an additional 9.2 million ton capacity.

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It is a City's goal within the Public Services Element of the General Plan (Goal PS6) to provide adequate facilities and programs to accommodate solid waste and hazardous waste collection, handling, and disposal. In compliance with Objective PS6.1, the City continues to implement the City of Palmdale Solid Waste Management Plan (SWMP), which includes a Source Reduction and Recycling Element (SRRE). Per the City's SWMP, the proposed development project will be required to comply with the SRRE for diverting solid waste. Continued compliance with the SWMP (including the SRRE) would ensure that the impacts to the capacity of the landfill are minimized, thus, a less than significant impact would occur in this regard.

7. Comply with federal, state and local statutes and regulations related to solid waste?

The City of Palmdale Municipal Code mandates that all commercial developments within the City limits maintain trash service with the city's franchisee, Waste Management, Inc. The proposed project will be required to participate in regional source reduction and recycling programs further reducing the amount of solid waste to be disposed of at the Antelope Valley Public Landfill. The proposed project will therefore comply with federal, state and local statutes and will not result in any significant impacts related to solid waste.

**VIII. MANDATORY FINDINGS OF SIGNIFICANCE**

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The proposed development does not have the ability to degrade the environment because the project site is located within an area that has been graded in the past and further degraded by demolition of previously existing structures and new construction. All natural conditions have been degraded due to human

**INITIAL STUDY**  
**SPR 14-011 and DBA 14-01, SPR 15-003 and DBA 15-01**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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encroachment, previous development activities, and construction of adjacent roadways. No native vegetation exists on-site. The project site provides no fish or wildlife habitat and supports no fish or wildlife species on the site, based upon a field inspection of the site. Therefore, there is no potential for a reduction in fish or wildlife habitat or population and no potential impact on rare or endangered species of plant or animal species.

The project site does not have any historical structures or resources from California history or pre-history; therefore, there is no potential impact to California history or pre-history. Based on this initial study, the construction of the proposed project will not result in a significant impact on the environment.

- B. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

The project will result in the construction of 161 affordable housing units. The proposed project will not result in any alteration of planned land uses in the area because the proposed use is permitted within the R-4 (High Density Residential) zone which is consistent with the General Plan Land Use designation of MHDR (Medium-High Density Residential, 30-50 du/ac). Mitigation measures and Conditions of Approval imposed upon the project will reduce the potential individual impacts to less than significant levels, and infrastructure systems have been sized and designed to accommodate the proposed development. Therefore, the proposed project will not create cumulatively considerable impacts and will be less than significant.

- C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

The project will include development of 161-unit multi-family development. As described in the previous Initial Study prepared for Planned Development (PD) 04-05, the proposed project is not expected to have environmental effects that will cause substantial adverse effects on human beings, either directly or

**INITIAL STUDY**  
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indirectly. The Initial Study was prepared for the project to identify and quantify the potential impacts from the project related to these issues and to identify possible mitigation measures for the project to reduce the impacts to less than significant levels when present. Based upon the information contained within the Initial Study, the impacts that have been identified that would be attributed to the project have been found to be mitigatable to a less than significant level.

There are no aspects of the project that will have a substantial adverse effect on human beings directly or indirectly after compliance with standard conditions requiring compliance with all City, County and State codes applicable to the project. Therefore, there is no substantial adverse effect on human beings.

## MITIGATION MONITORING PROGRAM AND COMPLIANCE RECORD

Project No.: SPR14-011 and DBA 14-01, SPR15-003 and DBA 15-01      Applicant: Meta Housing Corporation

Date: May 21, 2015

Mitigation No.	Mitigation Measure	Require Time Of Compliance	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<b>TRAFFIC</b>						
TRAF-1	Along 9th Street East, lane width shall be reduced to 11 feet and a 5 foot bike lane shall be provided both north and southbound. The northbound direction of 9 <sup>th</sup> Street East shall also provide for on-street parking.	During Construction	Public Works			
TRAF-2	Along Avenue Q-12, lane width shall be reduced to 11 foot, a 5 foot bike lane and 9 foot parking shall be provided both east and westbound.	During Construction	Public Works			
TRAF-3	Along 10th Street East, bulb outs and a 5 foot bike lane shall be provided both north and southbound.	During Construction	OSHA			



# PALMDALE

*a place to call home*

## **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the City of Palmdale has prepared an Initial Study on the following project.

**Project No.:** Site Plan Review (SPR) 14-011 and Density Bonus Agreement (DBA) 14-01; Site Plan Review (SPR) 15-003 and Density Bonus Agreement (DBA) 15-01

**Project Description:** Site Plan Review (SPR) 14-011 is a request to construct two, 3-story multifamily residential buildings consisting of 81 affordable housing units on approximately 2.68 acres.

Density Bonus Agreement (DBA) 14-01 is a request to obtain density bonus concessions in conjunction with the proposed affordable housing development including reduced rear yard setbacks, reduced patio/balcony area, and reduced parking.

Site Plan Review (SPR) 15-003 is a request to construct one, 4-story multi-family residential building consisting of 80 affordable housing units on approximately 2.58 acres.

Density Bonus Agreement (DBA) 15-01 is a request to obtain density bonus concessions in conjunction with the proposed affordable housing development including reduced rear yard setbacks, reduced patio/balcony area, and reduced parking.

**Project Location:** SPR 14-011 and DBA 14-01 are located at the northwest corner of 10<sup>th</sup> Street East and East Avenue Q-12

SPR15-003 and DBA 15-01 are located at the northeast corner of 9<sup>th</sup> Street East and East Avenue Q-12

**APN(s):** 3009-024-935 and 936

**Project Planner:** Carlos Contreras, Assistant Planner II  
(661) 267-5200

The project site is not located on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

**Public Review Period**

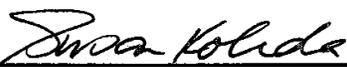
The attached Proposed Mitigated Negative Declaration and Initial Study have been forwarded to you for review and comment. The public review period is May 22, 2015, to June 10, 2015; the City of Palmdale does not limit public comments to only the circulation period of the Mitigated Negative Declaration. Comments for consideration can be provided up until final action is taken by a vote of the approving authority. The review period has not been shortened pursuant to Section 15105 of the CEQA Guidelines. Please refer to the Project Number listed above and address correspondence to the Project Planner.

**Public Hearing**

A Public Hearing will be held on this matter by the Planning Commission of the City of Palmdale in the City Hall Council Chamber at 38300 Sierra Highway, Suite B, Palmdale, California, on June 11, 2015, at 7:00 pm.

**Document Availability**

Copies of the application, maps, plans, environmental documents, and other pertinent materials related to this application are available for public review at the Planning Division (38250 Sierra Highway) from 7:30 am to 6:00 pm Monday through Thursday and environmental documents at the Public Library (700 East Palmdale Boulevard, Palmdale, CA 93550). Additional information is also available on the City website at [www.cityofpalmdale.org](http://www.cityofpalmdale.org).

  
\_\_\_\_\_  
Susan Koleda  
Acting Planning Manager

5.21.15  
Date

## **DISTRIBUTION LIST**

Mr. Tim Soule  
Meta Housing Corporation  
1640 Sepulveda Blvd., Suite 425  
Los Angeles, CA 90025

### **CITY DEPARTMENTS**

Case Planner  
City Engineer (PDF copy only)  
City Hall Counter Copy  
City Website  
Director of Public Works  
Library Counter Copy  
Planning Counter Copy  
Department of Recreation and Culture Counter Copy  
Traffic/Transportation Engineer

### **COUNTY OF LOS ANGELES**

Los Angeles County Fire Dept. (3 copies)  
Los Angeles County Sanitation Districts  
Los Angeles County Sheriff's Department

### **SCHOOL DISTRICTS**

Antelope Valley Union High School District  
Palmdale School District

### **UTILITIES/SERVICES**

Antelope Valley Transit Authority  
AT&T Local Service (email only)  
AT&T Long Distance (email only)  
Palmdale Water District  
Southern California Edison  
Southern California Gas

# Antelope Valley Veterans and Families

CITY OF LANCASTER  
INITIAL STUDY

1. Project title and File Number: Conditional Use Permit No. 14-12  
Lancaster Families & Veteran's Housing
2. Lead agency name and address: City of Lancaster  
Development Services Department  
Community Development Division  
44933 Fern Avenue  
Lancaster, California 93534
3. Contact person and phone number: Jocelyn Swain  
(661) 723-6100
4. Applicant name and address: Penny Lane Centers  
15305 Rayen Street  
North Hills, CA 91343
5. Location: 44000 Sahuayo Street, Lancaster, CA 93534 (APNs 3126-031-037, 3126-031-039)
6. General Plan designation: Light Industrial (LI)
7. Zoning: Specific Plan (SP) 80-02
8. Description of project: The proposed project involves the construction of 75 affordable housing units and associated support facilities and community and office space. The housing units will be constructed in one horseshoe-like shape with a central courtyard. A total of 30 efficiency, 15 1-bedroom, 24 2-bedroom, and 6 3-bedroom units would be constructed totaling 68,866 square feet. Additionally, 2,878 square feet of community rooms, a 349 square foot leasing office, 610 square foot social service area, 497 square foot social service office, and 5,537 square feet of service provider offices would be constructed.
9. Surrounding land uses and setting: The property to the north and south of the project site is vacant, disturbed desert. The property to the east of the project site is developed with commercial uses and a camper/trailer parking area. The property to the west of the project site is partially developed with the existing Penny Lane facility and the remainder of the property is vacant. The property to the north, south, west, and a portion of the property to the east is designated as LI and zoned SP 80-02. The remainder of the property to the east is designation as Commercial (C) and zoned C.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement.)

Approvals from other public agencies for the proposed project include, but are not limited to, the following:

- Southern California Edison (SCE) (street lights)
- Los Angeles County Waterworks District 40 (connection to potable water system)
- County Sanitation Districts of Los Angeles County (connection to the sanitary sewer)
- Antelope Valley Air Quality Management District (dust control plan)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forest Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality
<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION - On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared:

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in a earlier EIR or NEGATIVE DECLARATION pursuant to applicant standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jocelyn Swain  
Jocelyn Swain, Associate Planner - Environmental

5/19/15  
Date

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation measures. For effects that are “Less than Significant with Mitigation Measures Incorporated”, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
I. <u>AESTHETICS</u> -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
II. <u>AGRICULTURE AND FOREST RESOURCES:</u> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined in Public Resources Code Section 4526)?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X
III. <u>AIR QUALITY</u> -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable Air Quality Plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
<b>IV. <u>BIOLOGICAL RESOURCES</u> -- Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
<b>V. CULTURAL RESOURCES</b> -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VI. <u>GEOLOGY AND SOILS</u> -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for disposal of waste water?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VII. <u>GREENHOUSE GAS EMISSIONS</u> -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	
VIII. <u>HAZARDS AND HAZARDOUS MATERIALS</u> -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably fore-seeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
<u>IX. HYDROLOGY AND WATER QUALITY</u> – Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?			X	
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?				X
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
i) Inundation by seiche, tsunami, or mudflow?				X
X. <u>LAND USE AND PLANNING</u> -- Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X
<b>XI. MINERAL RESOURCES – Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
<b>XII NOISE -- Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
<b>XIII. POPULATION AND HOUSING --</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<b>XIV. PUBLIC SERVICES</b>				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Other public facilities?			X	
XV. <u>RECREATION</u> --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
XVI. <u>TRANSPORTATION/TRAFFIC</u> -- Would the project:				
a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<b>XVII. UTILITIES AND SERVICE SYSTEMS --</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing resources, or are new or expanded entitlements needed?			X	
e) Have a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	
<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE --</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

DISCUSSION OF ENVIRONMENTAL CHECKLIST

I. a. There are no views of scenic vistas currently available from the roadways and area surrounding the project site as identified in the by General Plan (LMEA Figure 12.0-1). However, views of the mountains surrounding the Antelope Valley are available from the project site. The proposed project would involve the construction of 75 affordable housing units and associated support facilities and community and office space. With implementation of the proposed project, the available views

would not change and would continue to be available from the public streets. Therefore, no impacts to scenic vista would occur as a result of the proposed project.

b. The project site consists of approximately 4.6 acres of disturbed desert habitat. The project site does not contain any trees, buildings (historic or otherwise) or rock outcroppings. Additionally, the project site is not located along a State Scenic Highway. Therefore, removal of any scenic resources from the project site would not be a significant aesthetic impact and impacts would be less than significant.

c. The proposed project would change the existing visual character in that it would replace disturbed desert habitat with a development consisting of 75 affordable housing units and associated support facilities and community and office space. While this would change the existing character of the project site, the proposed development would be compatible with the existing Penny Lane facility immediately to the west and the commercial development to the east. It would also be compatible with the development located in the general vicinity. Therefore, impacts would be less than significant.

d. The ambient lighting in the general vicinity of the project site is moderate, while the project site currently generates no light. Development of the proposed project would generate new sources of light from the residential units, vehicle headlights, exterior development lighting and street lights. This level of lighting would be consistent with the lighting levels in the vicinity of the project site. Additionally, the proposed project may generate some glare from vehicle lights/windshields. The proposed development would be constructed from non-reflective materials to the extent feasible. Therefore, impacts would be less than significant.

II. a. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), tracks and categorizes land with respect to agricultural resources. All land is designated as one of the following and each has a specific definition: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, and Other Land.

The Los Angeles county Farmland Map was last updated in 2012. On the 2012 map, the project site is designated as Urban and Built-Up Land. This designation is defined as land that is “occupied by structures with a building density of at least 1 unit to 1.5 acres of approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment and water control structures”. Therefore, the project site is not designated by the Department of Conservation as farmland. The use of the project site for the development of the proposed project would not cause a significant impact to the amount of farmland that is available for use. Therefore, no impacts would occur.

b. The City of Lancaster does not have agricultural zoning. Agricultural uses are allowed in areas that are designated as Rural Residential. However, the project site does not have this type of designation. The project site is not under a Williamson Act contract. There are no agricultural uses in the vicinity of the project site. Therefore, no impacts would be created with respect to existing zoning for agricultural use or Williams Act contracts.

c-d. According to the City of Lancaster’s General Plan, there are no forests or timberlands located within the City of Lancaster. Therefore, the proposed project would not result in the rezoning of forest or

timberland and would not cause the loss of forest land or the conversion of forest land to non-forest land. Therefore, no impacts would occur.

e. See response to Items IIa-d.

III. a. Development proposed under the City's General Plan would not create air emissions that exceed the Air Quality Management Plan (GPEIR pgs 5.5-21 to 5.5-22). The proposed project would involve the construction of 75 affordable housing units and associated support facilities and community and office space. The proposed project is consistent with the General Plan designation and zoning for the project site. Therefore, the proposed project would not conflict with or obstruct implementation of the Air Quality Management Plan and no impacts would occur.

b. Construction of the proposed project would generate emissions associated with grading, use of heavy equipment, construction worker vehicles, etc. However, these emissions are not anticipated to exceed the construction emission thresholds established by the Antelope Valley Air Quality Management District (AVAQMD) due to the relatively small scale. Therefore, construction emissions would be less than significant.

The proposed project would generate a total of approximately 499 new vehicle trips per day (38 a.m. peak hour and 47 p.m. peak hour trips) according to the City's Traffic Engineer. These trips would generate air emissions; however, due to the small number of trips, these emissions would not be sufficient to create or significantly contribute towards violations of the air quality standards. Therefore, emissions associated with the occupancy of the proposed project would be less than significant.

c. The proposed project, in conjunction with other development as allowed by the General Plan, would result in a cumulative increase in pollutants. However, since the emissions associated with the construction and operation of the project would be less than significant; the project's contribution would not be cumulatively considerable. Therefore, impacts would be less than significant.

d. The closest sensitive receptor is the existing Penny Lane facility immediately west of the project site. Based on the amount of traffic expected to be generated by the proposed project, no significant traffic impacts would be anticipated. Additionally, it is not anticipated that the air emissions from construction or occupancy of the proposed project would exceed the thresholds established by the AVAQMD. Therefore, substantial pollutant concentrations would not occur and impacts would be less than significant.

e. Construction and operation of the proposed project is not anticipated to produce significant objectionable odors. Construction equipment may generate some odors, but these odors would be similar to those produced by vehicles traveling on Division Street and Avenue K. Additional odors may be generated by cooking activities in the individual residential units. However; these odors would be similar to those produced in typical residential neighborhoods. Most objectionable odors are typically associated with industrial projects involving the use of chemical, solvents, petroleum products, and other strong smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. These types of uses are not part of the proposed project. Therefore, impacts would be less than significant.

IV. a. Three biological resources surveys were conducted for the proposed project by Mark Hagan and documented in separate reports: "Biological Resource Assessment of APN 3126-031-037,

Lancaster, California”, dated April 20, 2013; “Biological Resource Assessment of APN 3126-031-039, Lancaster, California”, dated July 24, 2014; and “Update to Biological Resource Assessment of APN 3126-031-037, Lancaster, California”, dated July 26, 2014.

Surveys of the project site were conducted on April 7, 2013 and July 19, 2014. A total of 12 transects were walked spaced approximately 10 to 18 meters apart. The project site is characteristic of a highly disturbed desert field. The following plant species were identified on the project site: rabbit brush (*Chrysothamnus nauseosus*), desert straw (*Stephanomeria pauciflora*), jimson weed (*Datura meteloides*), annual burweed (*Franseria acanthicarpa*), tumble mustard (*Sisymbrium altissimum*), Russian thistle (*Salsola iberica*), Schismus (*Schismus* sp.), red stemmed filaree (*Erodium cicutarium*), red brome (*Bromus rubens*), salt cedar (*Tamarix* sp.), four-wing saltbush (*Atriplex canescens*), fiddleneck (*Amsinckia tessellata*), cheat grass (*Bromus tectorum*), and ornamental ivy. The following animal species or their sign were observed on the project site: California ground squirrel (*Citellous beecheyi*), desert cottontail (*Sylvilagus auduboni*), domestic dog (*Canis familiaris*), gulls, killdeer (*Charadrius vociferous*), mourning dove (*Zenaida macroura*), common raven (*Corvus corax*), European starling (*Sturnus vulgaris*), ants, rodents, house finch (*Carpodacusa mexicanus*), and spiders.

No special status plant or animal species were observed on the project site. No desert tortoise and Mohave ground squirrels or their sign were identified on the project site and would not be expected to occur due to the lack of suitable habitat. However, suitable habitat for burrowing owls is present on the project site. Due to the presence of suitable habitat and California ground squirrel burrows, it is possible that burrowing owls could occupy the project site prior to development. Therefore, the following mitigation measure is required in order to ensure that impacts to burrowing owls remain less than significant.

1. A burrowing owl survey shall be conducted within 30 days prior to the issuance of any construction related permits (e.g., grading, building, etc.). If burrowing owls or recent sign thereof are discovered during the survey, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements for the species.
  - b. The project site does not contain any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Therefore, no impacts would occur.
  - c. There are no federally protected wetlands on the project site as defined by Section 404 of the Clean Water Act. Therefore, no impacts would occur.
  - d. The project site is not part of an established migratory wildlife corridor. Therefore, no impacts would occur.
  - e-f. The project site is not located within an area designated under an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan. Additionally, there are no local policies or ordinance protecting biological resources which are applicable to the project site. Therefore, no impacts would occur.

V. a-d. A cultural resources survey was conducted for the project site by Groark Historical Consulting and is documented in a report entitled “Phase I Cultural Resources Investigation of a 5 Acre

Property (APNs 3126-031-037 and -039) in the City of Lancaster, Los Angeles County, California” dated April 28, 2013.

An archaeological records search for the property was conducted at the South Central Coastal Information Center on April 24, 2013. Five Phase I cultural resources surveys have been conducted within a half mile of the project site and one historic site was identified. No cultural resources have been recorded within the project site. On April 27, 2013 a survey of the project site was conducted by walking transects spaced every 5 meters. The northern portion of the project site contains several large earthen mounds that appear to be the result of past construction activities. No cultural resources were identified in these mounds. No cultural resources were identified on the remainder of the project site.

No archaeological or historic resources were identified. Development of the project site would not directly or indirectly destroy a unique paleontological resource, site, or geologic feature. No human remains, including those interred outside of formal cemeteries, were discovered on the project site. Therefore, no impacts to cultural resources would occur. However, in the event that cultural resources are encountered during the course of construction work, all work shall cease until a qualified archaeologist determines the proper disposition of the resource.

VI. a. The project site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2-5). According to the Seismic Hazard Evaluation of the Lancaster East and West Quadrangles, the project site may be subject to intense seismic shaking (LMEA pg.2-16). However, the proposed project would be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) adopted by the City, which would render any potential impacts to a less than significant level. The project site is generally level and is not subject to landslides (SSHZ).

Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other events. This phenomenon occurs in saturated soils that undergo intense seismic shaking typically associated with an earthquake. There are three specific conditions that need to be in place for liquefaction to occur: loose granular soils, shallow groundwater (usually less than 50 feet below ground surface) and intense seismic shaking. In February 2005, the California Geologic Survey updated the Seismic Hazard Zones Map for Lancaster (SSHZ). Based on these maps, the project site is not located in an area at risk for liquefaction. No impacts would occur.

b. The project site is rated as having a none to slight risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. However, there remains a potential for water and wind erosion during construction. The proposed project would be required, under the provisions of the Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soil to prevent wind erosion. Additionally, the following mitigation measure is required to control dust/wind erosion.

2. The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas. Prior to the issuance of any grading and/or construction permits, a copy of the AVAQMD approved dust control plan shall be submitted to the City of Lancaster Building and Safety Division.

Water erosion controls must be provided as part of the proposed project's grading plans to be reviewed and approved by the City Building and Safety Division. These provisions, which are a part of the proposed project, would reduce any impacts to less than significant levels.

c. Subsidence is the sinking of the soil caused by the extraction of water, petroleum, etc. Subsidence can result in geologic hazards known as fissures. Fissures are typically associated with faults or groundwater withdrawal, which results in the cracking of the ground surface. According to Figure 2-3 of the City of Lancaster's Master Environmental Assessment, the closest sinkholes and fissures to the project site are located at Avenue I-8 and Lancaster Boulevard. These are located approximately 2 miles northwest of the project site. The project site is not known to be located with an area subject to fissuring, sinkholes or subsidence (LMEA Figure 2-3) or any other form of geologic unit or soil instability. For a discussion of potential impacts regarding liquefaction, please refer to Item VI.a. Therefore, no impacts would occur.

d. The soil on the project site is characterized by a low shrink/swell potential (LMEA Figure 2-3), which is not an expansive soil as defined in Table 18-1-B of the Uniform Building Code. A soils report for the project site shall be submitted to the City by the project developer prior to grading of the property and the recommendations of the report shall be incorporated into the development of the project site. Therefore, impacts would be less than significant.

e. Sewer would be available to serve the project site from Los Angeles County Sanitation District No. 14 and would be utilized by the proposed project (see Item XVII.b and letter from the Sanitation District). The use of septic tanks or other alternative waste water disposal systems is not necessary and would not be incorporated into the development. Therefore, no impacts would occur.

VII. a-b. The proposed project would involve the construction of 75 affordable housing units and associated support facilities and community and office space. As discussed in Item III.b, the proposed project would generate air emissions during construction activities, some of which may be greenhouse gases. These emissions are anticipated to be less than the thresholds established by the AVAQMD due to the size of the project and therefore would not prevent the State from reaching its greenhouse gas reduction targets. Therefore, impacts would be less than significant.

The proposed project would be in compliance with the greenhouse gas goals and policies identified in the City of Lancaster's General Plan (LMEA p. 2-19 to 2-24). Therefore, impacts with respect to conflicts with an agency's plans, policies and regulations would be less than significant.

VIII. a-b. The proposed project would involve the construction of 75 affordable housing units and associated support facilities and community and office space. Typical materials would be utilized during the construction of the proposed project including solvents, paint, hot asphalt, etc. Occupants of the development would typically utilize household cleaners (e.g., cleanser, bleach, etc.), fertilizer, and potentially limited use of common pesticides. These uses would be similar to other residential and commercial developments in the area. Use of hazardous materials would be in accordance with all applicable rules and regulations. The proposed project is not located along a hazardous waste transportation corridor (LMEA p. 9.1-14 and Figure 9.1-4) but is located in the vicinity of Division Street which is a hazardous waste transportation corridor. Therefore impacts would be less than significant. The project site is currently vacant and no demolition activities would be required. Development of the proposed project would not expose individuals or the environment to asbestos containing materials or lead-based paint. Therefore, impacts would be less than significant.

c. The project site is not located within a quarter mile of an existing or proposed school. The closest school is Joshua Elementary School located at 43926 2<sup>nd</sup> Street East, which is approximately a half mile north of the project site. Therefore, no impacts would occur.

d. Two environmental site assessments were prepared for the project site by Earth Systems Southern California and documented in separate technical reports: "Phase I Environmental Site Assessment Update, Assessor's Parcel Numbers 3126-031-037 and -039, Sahuayo Street, Lancaster, Los Angeles County, California" dated November 12, 2013 and "Limited Phase II Environmental Services, Proposed Penny Lane Family Center Expansion, APN 3126-031-037 and 039, Lots 8 and 10, Tract 32548, Sahuayo Street, South of Avenue K, Lancaster, Los Angeles County, California.

A site visit of the project site was conducted on October 31, 2013. The project site was inspected for items of environmental concern. The project site contains a fenced in temporary gravel parking lot in the northwest corner and piles of fill dirt are located on the property. Regulated quantities of hazardous materials, aboveground storage tanks and underground storage tanks were not observed. No stained soils, discolored water, or distressed vegetation were observed. No obvious recognized environmental conditions were observed on the property.

Based on the property's past use for agricultural purposes, 16 soil samples were taken on the property on June 4, 2012. Eight samples were collected from near the surface (2 to 6 inches) and eight samples were taken at depths of 2 to 3 feet. These samples were tested for organochlorine pesticides and Title 22 metals. The laboratory test results for the soil sampling indicated no presence of organochlorine pesticides above the reporting limit and result indicate all metal sample concentrations to be within naturally occurring levels for soils in the project area.

A regulatory database search for conducted for the project site and the vicinity. The project site is not located in any regulatory database. Eleven hazardous materials use, storage, disposal or release sites were identified within one mile of the project site. Seven of these sites had not had a spill or release of hazardous materials. The remaining four have all received regulatory closure. Therefore, they would not impact the project site and no impacts would occur.

e-f. The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip. The closest airports are General William J. Fox Airfield located approximately 4.5 miles northwest of the project site and Air Force Plant 42 located approximately 2.5 miles southeast of the project site. Therefore, the proposed project would not result in a safety hazard for people working in the project area and no impacts would occur.

g. Both Division Street and Avenue K have been designated as evacuation routes through the City of Lancaster. However, the traffic that would be generated by the proposed project is not sufficient to cause impacts at any of the area intersections. Therefore, the proposed project would not impact or physically block any identified routes and would not interfere with any adopted emergency response plan. No impacts are anticipated.

h. The property surrounding the project site is predominantly undeveloped. It is possible that these lands could be subject to a grass fire. However, the project site is located within the boundaries of both Fire Station 33, located at 44947 Date Avenue and Fire Station 129, located at 42110 6<sup>th</sup> Street West. Both of these stations would be able to serve the project site in the event of a fire. Therefore, impacts from wildland fires would be less than significant.

IX. a. The proposed project would involve the construction of 75 affordable housing units and associated support facilities and community and office space. As such, the proposed project would not generate wastewater which would violate water quality standards or exceed waste discharge requirements. The project site is not located in an area with an open body of water or watercourse and is not in an aquifer recharge area (LMEA p. 10.1-5 to 7). There would be no discharge into a water body or the aquifer as a result of surface runoff from the proposed projects. Additionally, the proposed projects would be required to comply with the National Pollutant Discharge Elimination System (NPDES) program including Best Management Practices. Therefore, impacts would be less than significant.

b. The proposed project would not include any groundwater wells or pumping activities. All water supplied to the proposed project would be obtained from Los Angeles County Waterworks District No. 40 (LACWD), which has indicated that water can be obtained for the project site (see letter in the case file). Additionally, as indicated in IX.a., the proposed project would not impact any groundwater recharge areas. Therefore, the proposed project would not deplete groundwater supplies or interfere with groundwater recharge and impacts would be less than significant.

c-e. Development of the proposed project would increase the amount of surface runoff as a result of impervious surfaces from 75 affordable housing units and associated support facilities being constructed. The proposed project would be designed, on the basis of a hydrology study(s), to accept current flows entering the project site and to handle the additional incremental runoff from the development. Therefore, impacts from drainage and runoff would be less than significant.

f-g. The project site is designated as Zone X-Shaded per the Flood Insurance Rate Map (FIRM) Panel No. 060672 (2008), which is outside the 100-year flood zone but within the 500-year flood zone. Therefore, no flooding impacts would occur as a result of placing housing or structures on the project sites.

h. The project site does not contain and is not downstream from a dam or levee. Therefore, no impacts would occur from flooding as a result of the failure of a dam/levee.

i. The project site is not located within a coastal zone. Therefore, tsunamis are not a potential hazard. The project site is relatively flat and does not contain any enclosed bodies of water and is not located in close proximity to any other large bodies of water. Therefore, the proposed project would not be subject to inundation by seiches or mudflows. No impact would occur.

X. a. The proposed project is not of the scale or nature that could physically divide an established community. The proposed projects consist of the construction and occupancy of construction of 75 affordable housing units and associated support facilities and community and office space. The area surrounding the project site is vacant or developed with commercial uses and the existing Penny Lane facility. The proposed project would not block a public street, trail, or other access route or result in a physical barrier that would divide the community. Therefore, no impacts would occur.

b. The proposed project is consistent with the City's General Plan and must be in conformance with the Lancaster Municipal Code. The proposed project will be in compliance with the City-adopted UBC (Item VI.a.) and erosion-control requirements (Item VI.b.). Therefore, no impacts would occur.

c. As noted under Item IV.e-f., the project site is not subject to and would not conflict with a habitat conservation plan or natural communities conservation plan. Therefore, no impacts would occur.

XI. a-b. The project site does not contain any current mining or recovery operations for mineral resources and no such activities have occurred on the project site in the past. According to the LMEA (Figure 2-4 and page 2-8), the project site is not designated as Mineral Reserve 3 (contains potential but presently unproven resources). However, it is considered likely that the Lancaster area has large, valuable mineral and aggregate deposits. Therefore, no impacts to mineral resources would occur.

XII. a. The City's General Plan (Table 3-1) establishes an outdoor maximum CNEL of 65 dBA for residential uses and 70 for commercial/industrial uses. Table 8-1 of the LMEA does not provide existing roadway noise levels on Sahuayo Street. However, the current noise level on Avenue K (between Sierra Highway and 5<sup>th</sup> Street East ranges from 66.3 to 67.4 dBA and on Division Street between Avenue K and Avenue K-8 is estimated at 65.4 dBA. While these noise levels are consistent with the standards of the General Plan additional features of the proposed project (e.g., landscaping, block walls, etc.) and the distance from Avenue K and Division Street would ensure that the proposed project remains in compliance with the General Plan. Therefore, potential noise impacts associated with the proposed project would be less than significant.

b. The proposed project consists of the construction and occupancy of 75 affordable housing units and associated support facilities and community and office space. It is not anticipated that construction of the proposed project would require the use of machinery that generates ground-borne vibration as no major subsurface construction (e.g., parking garage) is planned. No ground mounted industrial-type equipment that generates ground vibration would be utilized during occupancy of the proposed residences. Therefore, no impacts associated with ground-borne vibration/noise are anticipated.

c. Permanent increases in area noise levels would occur once the proposed project is occupied. These noise levels would be generated by normal activities that occur in a residential (yard work, radio, television sets, etc.) and commercial setting and from motor vehicles (see discussion under XII.a.). Although the traffic generated by the proposed project would contribute to an increase in noise levels in the area, the project's contribution would be minimal because the current and future projected noise levels would remain essentially unchanged with or without the project. Therefore, impacts would be less than significant.

d. There would be a temporary increase in noise levels in the area during construction of the proposed projects. This noise would be generated by construction vehicles and equipment. Construction activities of the proposed projects are regulated by Section 8.24.040 of the Lancaster Municipal Code, which limits the hours of construction work to between sunrise and 8:00 p.m. Monday through Saturday. These effects are not considered significant because they are temporary and construction times are limited to daylight hours.

e-f. The project site is not located in proximity to an airport or frequent overflight area and would not experience noise from these sources (also see Item VIII.e-f). Therefore, no impacts would occur.

XIII. a. The proposed project would generate additional population growth in the immediate area because 75 affordable housing units and associated support facilities and community and office space would be constructed. This additional increase would contribute, on an incremental basis, to a cumulative increase in the population of the City of Lancaster. The project site is within the service area of both the Los Angeles County Sheriff's Department and Stations 33 and 129 of the Los Angeles County Fire Department. Therefore, the proposed project would not result in a need for additional

facilities to provide these services and impacts from increased population growth would be less than significant.

b-c. The project site is currently vacant. No housing or people would be displaced necessitating the construction of replacement housing elsewhere. Therefore, no impacts would occur.

XIV. The proposed project would incrementally increase the need for fire and police services; however, the project site is within the current service area of both these agencies and the additional time and cost to service the sites are minimal. The proposed project would not induce substantial population growth (see Item XIII) and, therefore, would not substantially increase demand on parks or other public facilities. Thus, impacts would be less than significant.

Development of the proposed project would result in an incremental increase in population (see item XIII), which would result in an increase in the number of students in both the Antelope Valley Union High School District and the Lancaster School District. Proposition 1A, which governs the way in which school funding is carried out, predetermines by statute that payment of developer fees are adequate mitigation for school impacts. Therefore, the Initial Study determines by statute that the fees required of the developer would reduce any identified impacts to a level of insignificant. Therefore, impacts would be less than significant.

XV. a-b. The proposed project would generate additional population growth and would contribute on an incremental basis to the use of the existing park and recreational facilities. However, the applicant would be required to pay park fees which would reduce potential impacts on park and recreational facilities to a level of insignificance. Therefore, impacts would be less than significant.

XVI. a. The proposed project would generate approximately 499 new vehicle trips per day according to the City's Traffic Engineer. The traffic generated is not anticipated to adversely affect traffic flow on any of the adjoining public streets, and the improvements to be provided as part of the proposed projects would ensure necessary, adequate circulation and safety levels for both project-related traffic and long-term cumulative increases. These improvements are identified as conditions of project approval and implementation of these improvements would ensure that impacts are less than significant.

b. There are no county congestion management agency designated roads or highways in the vicinity of the project site. No impacts would occur.

c. The project site does not contain any aviation related uses and the proposed project would not include the development of any aviation related uses. Therefore, the proposed project would not have an impact on air traffic patterns.

d. The proposed projects are required to install any necessary street improvements to ensure that area traffic flows smoothly. No hazardous conditions would be created by these improvements. Therefore, no impacts would occur.

e. The proposed projects would have adequate emergency access from Sahuayo Street. Interior circulation would be provided in accordance with the requirements of the Los Angeles County Fire Department; therefore, no impacts would occur.

f. The proposed project does not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (Lancaster General Plan pgs. 5-18 to 5-24). Therefore, no impacts would occur.

XVII. a. The proposed project would discharge to a local sewer not maintained by the Districts and would connect to the Districts' Division Street Trunk Sewer located in Avenue K at Division Street. Project wastewater would be treated at the Lancaster Water Reclamation Plant. As the proposed project residential development, they would not exceed the wastewater treatment requirements and impacts would be less than significant.

b. Wastewater from the proposed projects would be treated at the Lancaster Water Reclamation Plant upon annexation, which has a design capacity of 18 million gallons per day (gpd) and is currently processing an average flow of 13.4 mgd (see LACSD letters). The proposed project is anticipated to generate a total of approximately 14,154 gallons of wastewater per day, which is within the available capacity of the treatment plant (see LACSD letters). The proposed project would not require the expansion of existing facilities or the construction of new facilities. Therefore, impacts would be less than significant.

c. See Items IX.c and IX.d.

d. The Los Angeles County Waterworks District (LACWD) No. 40 has indicated in a letter dated February 10, 2015 that there is either sufficient potable water available for the project or that a process is in place where potable water can be secured for the project. Securing sufficient potable water for the project is the sole responsibility of the applicant. No new construction of water treatment facilities or new or expanded entitlements would be required. Therefore, water impacts would be less than significant.

e. See Item XVII.b.

f-g. The proposed project would generate additional solid waste, which would contribute to an overall cumulative impact on the landfill service (GPEIR p. 5.9-20 to 21); although the project's individual contributions are considered minimal. The proposed project would be required to have trash collection services in accordance with City contracts with waste haulers over the life of the project. These haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under Assembly Bill (AB) 939, which was enacted to reduce, recycle, and reuse solid waste generated in California to the maximum extent feasible. Therefore, impacts would be less than significant.

XVIII.a-c. Cumulative impacts are the change in the environment which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable probable future projects. There are no other development projects located within a mile of the proposed project. Therefore, no cumulative impacts would be generated.

List of Referenced Documents and Available Locations\*:

BRR1:	Biological Resource Assessment of APN 3126-031-039, Lancaster, California, Mark Hagan, July 24, 2014	DSD
BRR2:	Update to Biological Resource Assessment of APN 3126-031-037, Lancaster, California, Mark Hagan, July 26, 2014	DSD
BRR3:	Biological Resource Assessment of APN 3126-031-037, Lancaster, California, Mark Hagan, April 20, 2013	DSD
CRS:	Phase I Cultural Resources Investigation of a 5 Acre Property (APNs 3126-031-037 and -039) in the City of Lancaster, Los Angeles County, California, Groark Historical Consulting, April 28, 2013	DSD
ESA1:	Phase I Environmental Site Assessment Update, Assessor's Parcel Numbers 3126-031-037 and -039, Sahuayo Street, Lancaster, Los Angeles County, California, Earth Systems Southern California, November 13, 2013	DSD
ESA2:	Limited Phase II Environmental Services, Proposed Penny Lane Family Center Expansion, APNs 3126-031-037 and -039, Lots 8 and 10, Tract 32548, Sahuayo Street, South of Avenue K Lancaster, Los Angeles County, California, Earth Systems Southern California, June 20, 2012	DSD
FIRM:	Flood Insurance Rate Map	DSD
GPEIR:	Lancaster General Plan Environmental Impact Report	DSD
LACSD1:	County Sanitation Districts of Los Angeles County Letter, Conditional Use Permit No. 14-12, September 25, 2014	DSD
LACSD2:	County Sanitation Districts of Los Angeles County Letter, Conditional Use Permit No. 14-12 Revised, October 7, 2014	DSD
LACW:	Los Angeles County Waterworks District 40, February 10, 2015	DSD
LGP:	Lancaster General Plan	DSD
LMC:	Lancaster Municipal Code	DSD
LMEA:	Lancaster Master Environmental Assessment	DSD
SSHZ:	State Seismic Hazard Zone Maps	DSD
TRA:	City of Lancaster Traffic Division, Traffic – CEQA Initial Study Form CUP 14-12, September 16, 2014	DSD
USGS:	United States Geological Survey Maps	DSD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	DSD

\* DSD: Development Services Department  
 Lancaster City Hall  
 44933 Fern Avenue  
 Lancaster, California 93534

# Mitigated Negative Declaration

City of Lancaster

Certification Date: June 22, 2015

Applicant: Abbey Rd. Development

Type of Permit: Conditional Use Permit

File Name or Number: Conditional Use Permit No. 14-12

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Location of the Project: 2.4± gross acres located approximately 270 feet south of Avenue K on west side of Sahuayo Street

Description of the Project: Construction of a mixed-use 3-story building totaling 78,737 square feet, including 73,200 square feet for 75 multi-family housing units and common areas, and 5,537 square feet for office uses and support services

It is the opinion of the  Planning Commission  
 City Council  
 Director

upon review that the project will not have a significant effect upon the environment.

Mitigation measures  are required  
 are not required

Christopher Aune  
Assistant Planner

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
<b>BIOLOGICAL RESOURCES</b>							
	A focused survey to determine the presence/absence of burrowing owls on the project site shall be conducted within 30 days of the start of construction/ground disturbing activities. If burrowing owls are determined to be present on the site, consultation with CDFG shall be required to determine appropriate mitigation measures.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist advising site free from burrowing owls.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Community Development Division responsible for reviewing letter.			
<b>GEOLOGY AND SOILS</b>							
	The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a copy of the AVAQMD approved Dust Control Plan.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Community Development Division responsible for reviewing letter.			

King 1101

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

Attachment 14 – Verification of Zoning

California Tax Credit Allocation Committee  
915 Capitol Mall, Room 485  
Sacramento, CA 95814

Project Name: King 1101

Project Address / Site: 1101-1107 Martin Luther King Jr. Blvd

Project City: Los Angeles

Project County: Los Angeles

Housing Type: Multi-family

Proposed Number of Units: 26

Assessor Parcel Number(s): 5037-025-018; 5037-025-019

The entire parcel upon which the above-described low-income project will be located is zoned Q1C2-1 which allows for residential development (**multi-family**) of no greater than 19 units for this project. This project is eligible to apply for a density bonus that would allow a maximum density of 26 units for this project.

The project, as proposed, is zoned for the intended use or is existing legal non-conforming, complies with the general plan, and conditional use requirements, if any.

Statement  
Completed By:

  
(Signature)

Name of Signatory:

Ara Sargsyan  
(Please Print)

Title of Signatory:

Chief, Case Management  
(Please Print)

Phone Number:

(213) 482-6706

Date:

6/12/2015